

Appendix C

Included Sites

APPENDIX C – INCLUDED SITES

The following pages detail the housing potential of sites submitted to the Council through the Strategic Housing Land Availability Assessment. Densities and areas are indicative only and would be subject to a full assessment if they should be brought forward through planning permissions or future planning documents. For several cases large amounts of open space, buffering or employment/community use will affect the density and therefore potential of the sites considerably.

This appendix is organised alphabetically by settlement and then by type of site. To give a full picture of actual and potential future development at each settlement, planning permissions and local plan allocations are shown alongside included SHLAA sites. On the SHLAA site information sheets the suitable SHLAA site is shown in green. If the site submitted is larger than the site that is suitable the remainder of the site is shown in red. Details of why these parts of the sites have been excluded can be found in Appendix D.

The planning permissions listed in this document are current at 1st April 2010. As these only include planning permissions within Defined Development Boundaries this is not a complete list of all sites with planning permission within West Dorset.

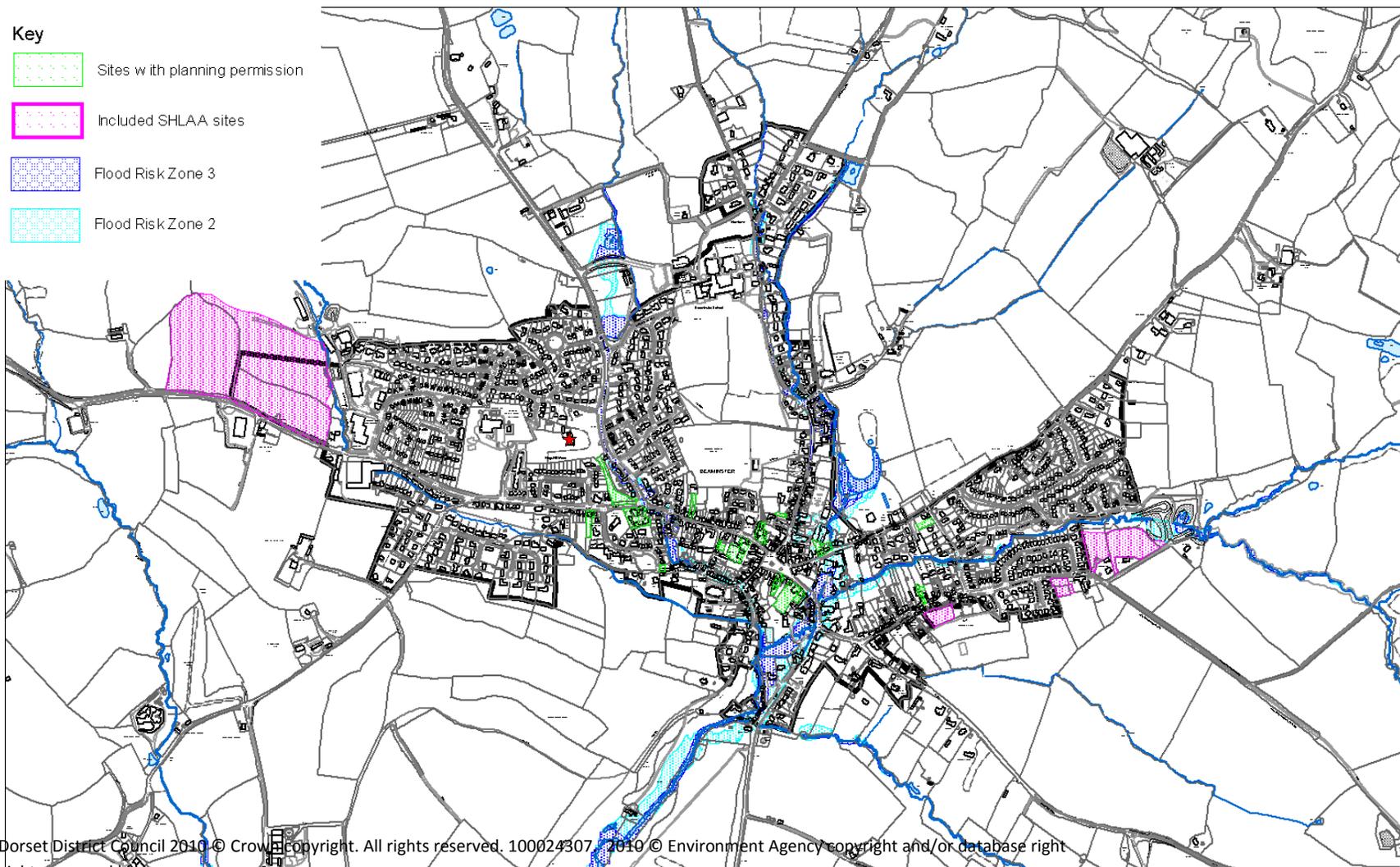
N.B. For the latest flood risk information please contact the Environment Agency

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

BEAMINSTER

Key

-  Sites with planning permission
-  Included SHLAA sites
-  Flood Risk Zone 3
-  Flood Risk Zone 2



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MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
7-13, Hogshill Street	14	Yes	Developer response - commencing in 08-09 - 1 year to complete	Yes	0-5

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under construction
Former Builders Yard, Clay Lane	9	✓
8 Hogshill Street (former White Hart Hotel)	8	✓
18 and rear, The Square	1	
The Walnuts, 2 Prout Hill	1	
13-15 North Street	1	
Land adjacent to Clay Lane	1	
63 East Street	1	✓
1 Shadrack Street	1	
8 Shorts Lane	1	
7 Clay Lane	1	
The Old Workshop, 1b Shadrack Street,	1	
4 Prout Hill	1	
34 North Street	1	
Land to the rear of 23 Fleet Street	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

Land at Flaxfields now completed.

INCLUDED SHLAA SITES

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Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/007/0033	Land east of Riverside	28	X	6-10 years	Submitted
1/007/0036	Land at Holly Moor Farm	4	X	6-10 years	Submitted
1/007/0008	Paddock adj to East Street	6	X	6-10 years	Council identified
1/09/007/0002	Land west of Beaminster, North of Broadwindsor Road	120	✓	6-10 years	Submitted

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/007/0033
Site Name	Land east of Riverside
Site Address	Nr Hollymoor Lane
Unconstrained Site Area	1.31
Developable Site Area	0.93
Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Agricultural land

Planning Status	
Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes downwards in northerly direction. The steep bank to the river is not suitable for development.	Maintain the northern most section of the site as an undeveloped green corridor to the river.
Flood Risk	Low flood risk. Flood Zone 3 on northern edge but not within site	
Access	Potential highways constraint	Investment to overcome highways constraint
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	AONB	Is within the AONB so would need sensitive design

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – providing highways constraint can be overcome.
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	28 units	Potential Density	30 dph
Comments:	Developable area limited by topography and existing vegetation.		

Delivery/Phasing	Developable within 6-10 years. Approx 1 year to develop.
Conclusion	A developable site (subject to policy change)

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SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/007/0036
	Site Name	Land at Holly Moor Farm
	Site Address	Holly Moor Lane
	Unconstrained Site Area	0.15
	Developable Site Area	0.15
	Settlement	Beaminster
	Previously Developed Land?	No
	Current Land Use	Agricultural land

Planning Status	
Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk.	
Access	Potential highways constraint	Investment to overcome highways constraint
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	AONB. Mature hedge along road frontage.	Is within the AONB so would need sensitive design

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – providing highways constraint can be overcome
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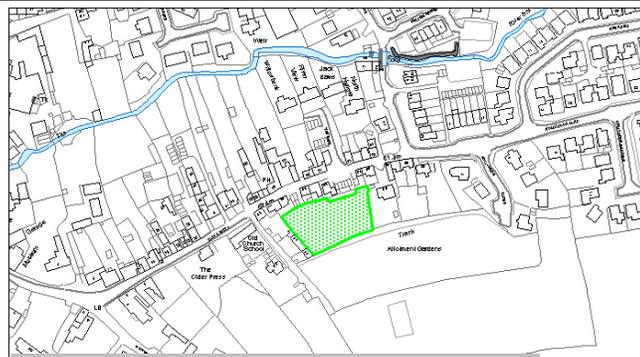
Achievability	Yes – development would be viable in this location
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Estimate of Potential	4 units	Potential Density	30 dph
Comments:	If availability allowed, a larger area would be suitable for development.		

Delivery/Phasing	Developable within 6-10 years (1 year to develop)
Conclusion	A developable site (subject to policy change)

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/007/0008
Site Name	Paddock adj to East Street
Site Address	East Street
Unconstrained Site Area	0.19
Developable Site Area	0.19
Settlement	Beaminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status

Planning History

None

Ownership

Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk	
Access	Would need investigation	Appropriate access needed on to East Street
Contamination	Unknown	
Existing Infrastructure	Adjacent to residential	
Landscape/Townscape Character	Adjoins conservation area. AONB	Sensitive design required – it may be appropriate to have only frontage development at this site

Relevant Planning Policy

Outside Development Boundary

Availability

Unknown

Suitability

Yes – dependent on design and access details being acceptable

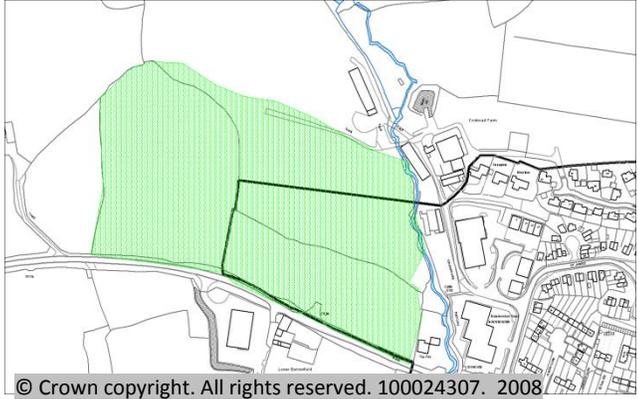
Achievability

Yes – development would be viable in this location

Estimate of Potential	6 units	Potential Density	32 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/09/007/0002
	Site Name	Land at Broadwindsor Road
	Site Address	
	Unconstrained Site Area	7.95ha
	Developable Site Area	4.6ha
	Settlement	Beaminster
	Previously Developed Land?	No
	Current Land Use	Agricultural land

Planning Status	
Planning History	None for residential
Ownership	Multiple

Constraints		Possible Mitigation
Topography/Ground Condition	Relatively level but rising to north and west	
Flood Risk	Low flood risk	SUDs on site
Access	Existing vehicular access from Broadwindsor Road	Footway needed
Contamination	Unknown. Site is bordered to the east by industrial premises which may be uneighbourly uses.	Consultation with Environmental Health regarding uneighbourly uses.
Existing Infrastructure	None – services exist to adjacent employment & residential area, electrics on site.	
Landscape/Townscape Character	AONB & Brit Valley Landscape Character Area	Advance planting needed to western edge.

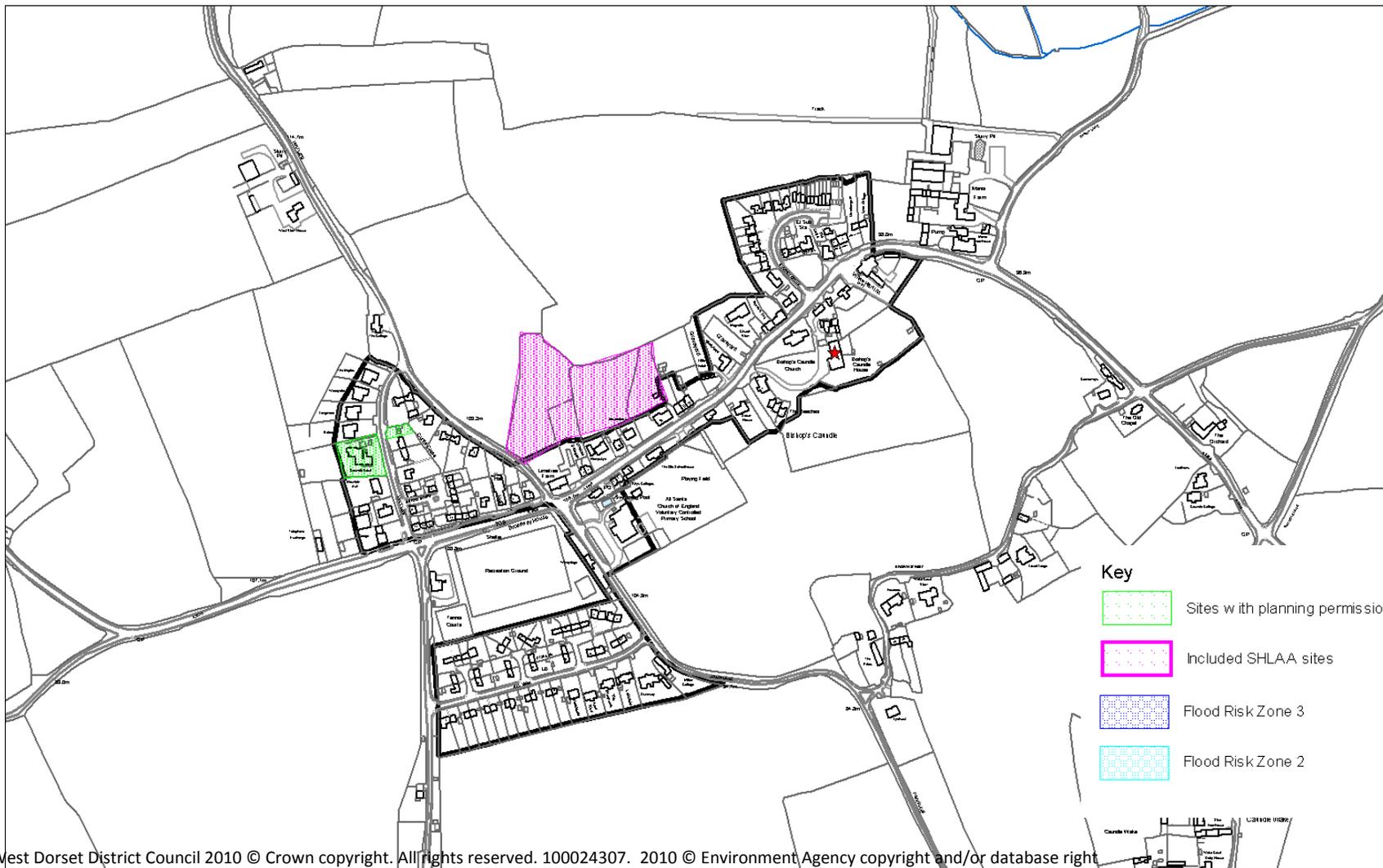
Relevant Planning Policy	Partly inside the Development Boundary as employment allocation.
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Availability	Unknown but part was made available for employment uses.
Suitability	Relates reasonably well to existing settlement. Within walking distance of local shop, school, town centre.
Achievability	Site was unviable for employment uses due to high development costs – higher residential land values may make it viable for mixed use.

Estimate of Potential	120 houses on larger area	Potential Density	35 dph
Comments:	0.7ha employment land		
Delivery/Phasing	2-3 years		
Conclusion	Developable site ~ subject to allocation/change of policy		

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BISHOPS CAUNDLE



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BISHOPS CAUNDLE

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
8 Curtis Close, Bishops Caundle, Dorset, Dt9 5nb	1	
Caundle Court, Holt Lane	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

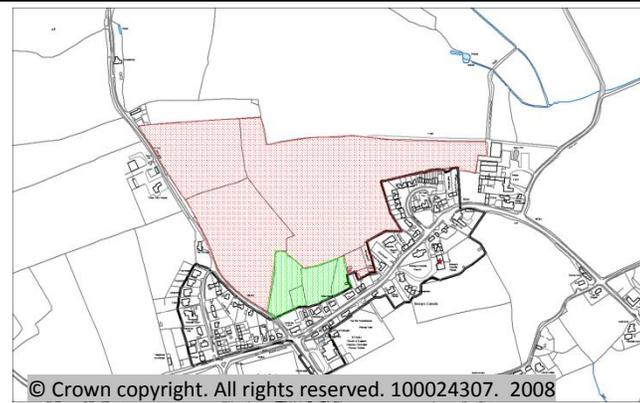
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/011/0001	Fields at Holt Lane	32	X	6-10 years	Submitted

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/011/0001
Site Name	Fields at Holt Lane
Site Address	Holt Lane
Unconstrained Site Area	13.24
Developable Site Area	1.07
Settlement	Bishops Caundle
Previously Developed Land?	No
Current Land Use	Agricultural land & pony paddocks

Planning Status

Planning History	1/N/95/0171 – larger site than identified – for housing, employment, recreation. Allowed on appeal but lapsed.
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Land elevated above road. Northern part of site is unsuitable for development because of setting of the village	Restrict development to south eastern part of site
Flood Risk	Low flood risk.	
Access	Potential off Holt Lane – need pedestrian route to shop, bus, school, etc.	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Adjoins conservation area. Linear village with development fronting onto roadways.	Would need sensitive design to fit into setting.

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes - only on part of site
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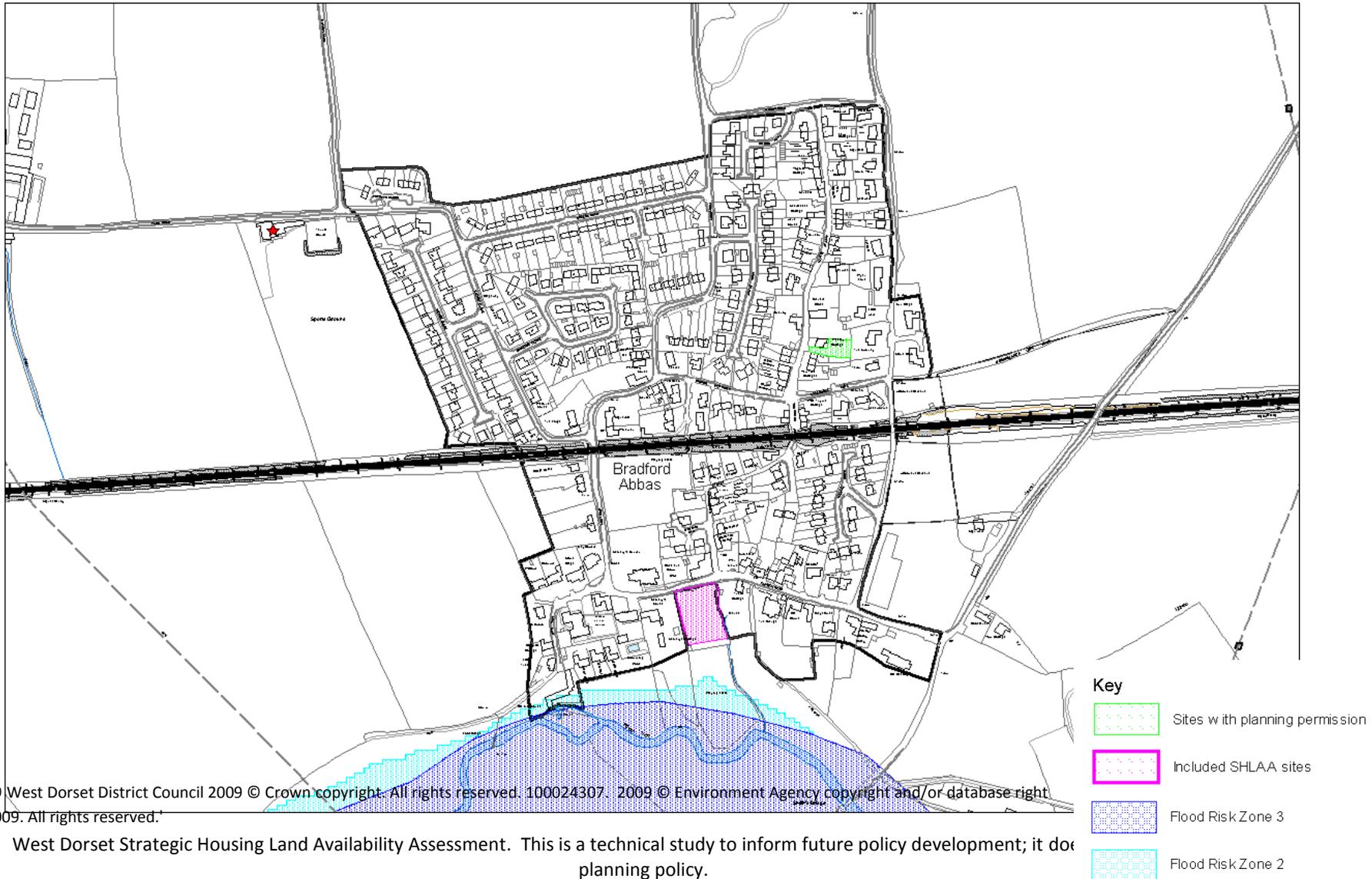
Achievability	Yes – development would be viable in this location
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Estimate of Potential	32 units	Potential Density	30 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years. Would take 1 year to develop
Conclusion	A developable site (subject to policy change)

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BRADFORD ABBAS



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BRADFORD ABBAS**MAJOR PLANNING PERMISSIONS**

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
Adj Yew Tree Cottages	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

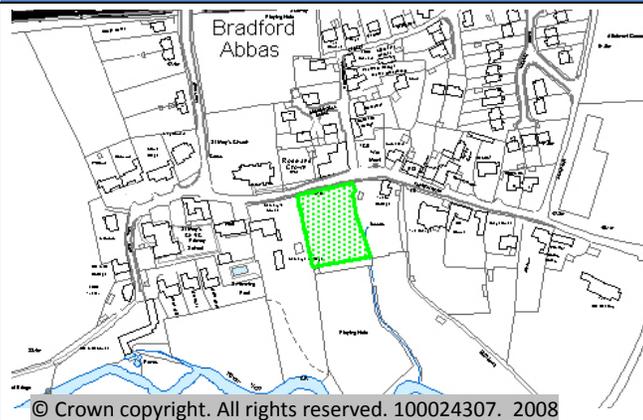
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/013/0013	Land at Tudor Cottage	8	X	6-10 years	Submitted

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/013/0013
Site Name	Land at Tudor Cottage
Site Address	Church Road
Unconstrained Site Area	0.26
Developable Site Area	0.26
Settlement	Bradford Abbas
Previously Developed Land?	No
Current Land Use	Open Space

Planning Status	
Planning History	None for residential
Ownership	Land in one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Ground Water Source Protection Zone.	Mitigation measures for Ground Water Protection Zone
Flood Risk	Low flood risk.	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure	Adjacent to existing residential	
Landscape/Townscape Character	In conservation area and adjoins listed buildings. Well placed within the village, screened from views from the south by existing dense vegetation	Sensitive design essential to protect and enhance conservation area and avoid harm to the setting of listed buildings.

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for 0-5 years
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Suitability	Yes – dependent on design
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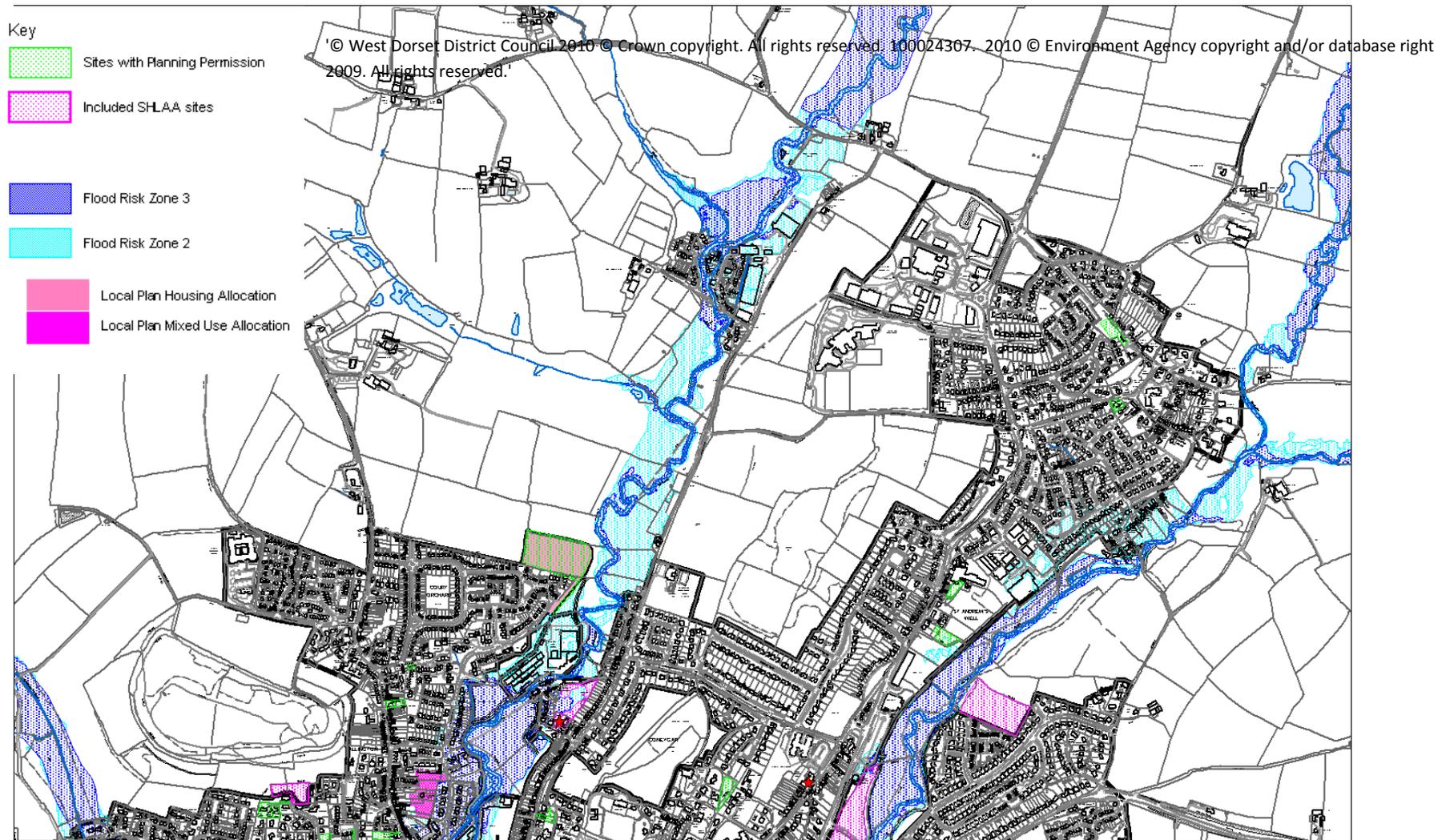
Achievability	Yes – development would be viable in this location
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Estimate of Potential	6	Potential Density	25 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years – 1 year to develop.
Conclusion	A developable site (subject to policy change)

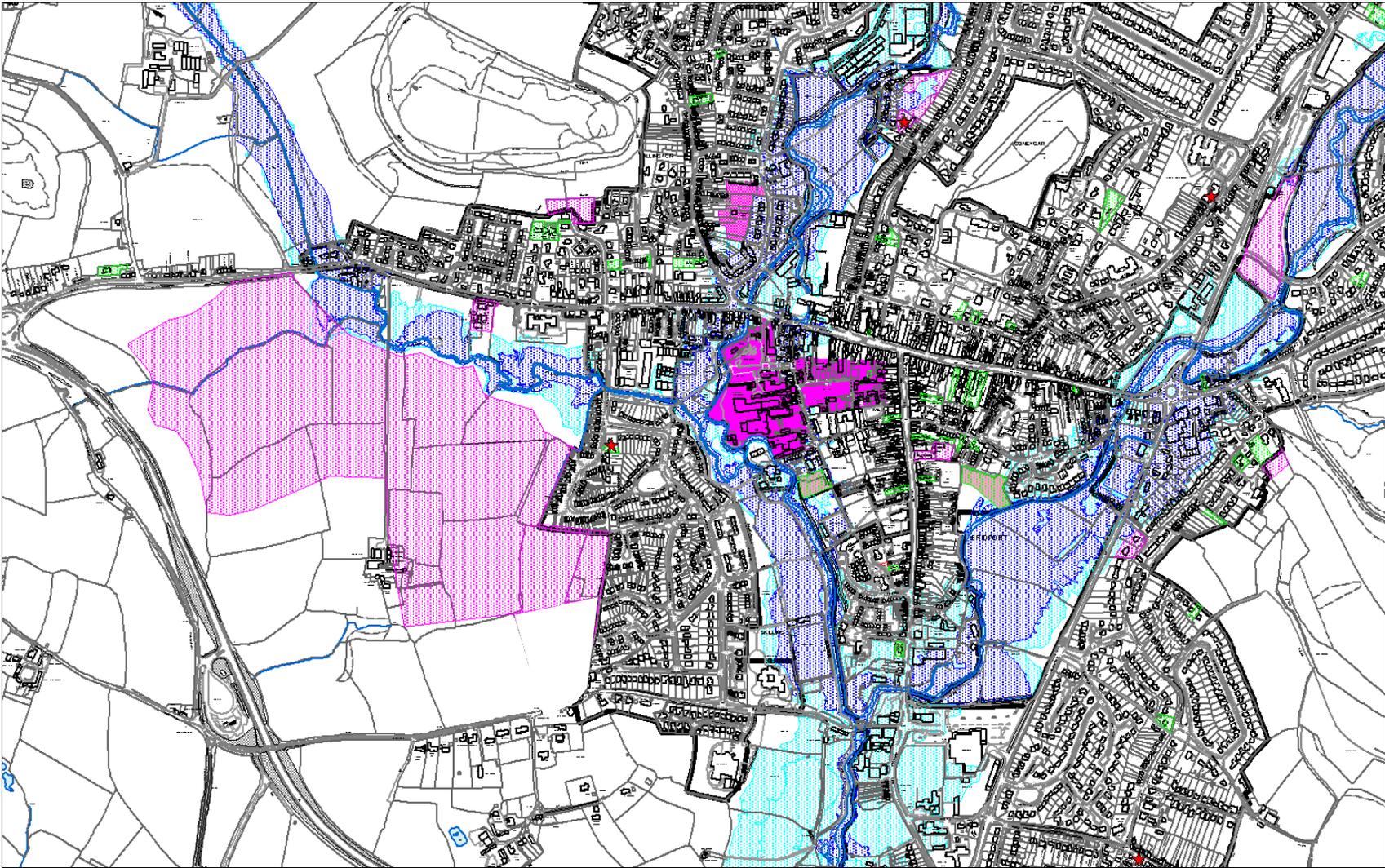
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BRIDPORT- NORTH



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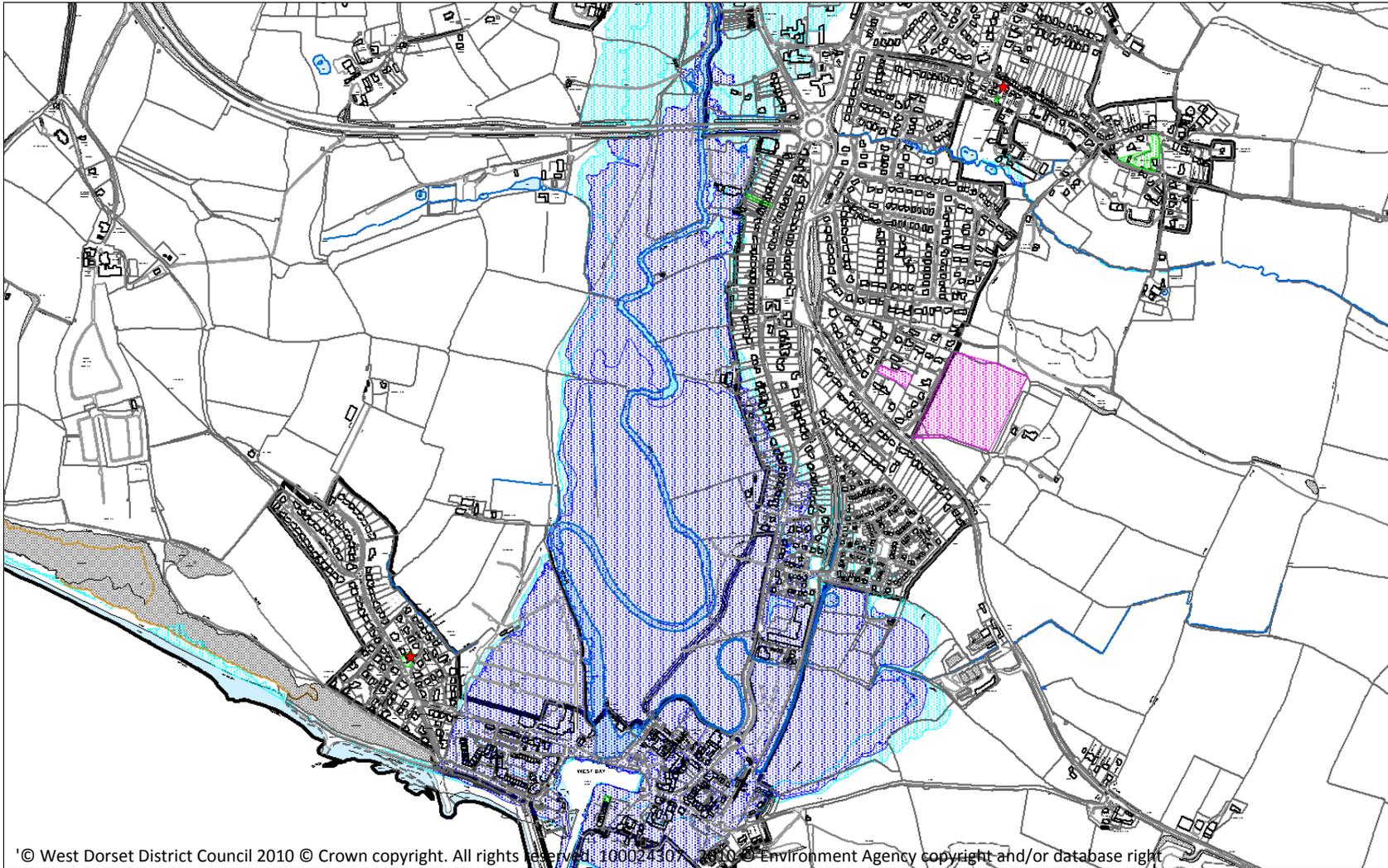
BRIDPORT- CENTRAL



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BRIDPORT - SOUTH



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BRIDPORT

LOCAL PLAN ALLOCATIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
South West Quadrant (Coach Station & (St Michaels Trading Estate)	180	Subject to sequential test	Yes – seeking planning permission for St Michaels area	Yes	0-10
South West Quadrant (Rope Walk)	20	Majority of site outside flood zone. Within conservation area	Unknown	Yes	11-15
St Swithins Rd	24	Over 50% of site in flood zone 2 and part flood zone 3. Subject to sequential test.	Unknown – multiple site owners	Development would be viable in this location but flooding and land ownership make it unlikely in the short term	6-10

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
New Zealand, Bridport	15	Yes – sequential test met	Yes – planning permission has been obtained	Yes - under construction	0-5

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North of Court Orchard	52	Yes	Yes – gained planning permission since April 2009	Yes	0-5
South of Priory Mills, Priory Lane	12	Yes	Yes – planning permission has been obtained	Yes	0-5

MINOR PLANNING PERMISSONS

Address	No of dwellings	Under Construction
Ridgewood, 7, Crock Lane, Bothenhampton	1	
21 Elwell, Bothenhampton	1	
Adj Hillside,(3), Crock Lane	1	
Land off Higher Street	6	
Home Farm House	1	
Adj 3 and 4, Gladstone Close	1	
Southdene, Village Road	1	
Former Boot Inn, 124 North Allington, Bridport,	6	
Land At Rear Of 19 To 21, South Street, Bridport,	4	
2 Alexandra Road, Bridport,	1	
26 East Street, Bridport,	1	
Dodpen Stables, Fishpond, Bridport,	1	

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Land To The Rear Of May Cottage, Old Church Road, Bridport,	1	
7 Nordons, Bridport	1	
17 Crock Lane	1	
48 Victoria Grove	1	
48-50 Victoria Grove	1	
The Old Hayloft and The Old Stables, Rax Lane	1	
12-14 Church Street	2	
34a South Street	1	
Land adj Parsonage Road	1	
13B Barrack Street		
Rear 7, North Allington	5	
The Hairhouse, East Road	2	
r/o 168 St Andrews Road, Bridport	2	
21 West Street	1	✓
Part of Hillside, Allington Park	1	
174, St Andrews Road, Bridport	1	
Rear of 126, North Allington, Bridport	1	
Adj Rax House, 26 Rax Lane	1	
Adj. 1 Park Road	1	
37 South Street	5	

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Bull Hotel, 34 East Street	5	
Land at rear 19 and 21, South St	4	
76, South Street	2	
59 South Street	2	
156 South Street	2	
Waterside, Pier Terrace, West Bay	1	
96, West Bay Road, West Bay, Bridport	1	✓
88 High East Street, Bridport	1	
Land adjacent to 8 Folly Mill Lane	1	✓
Rear 92-96 South Street	1	
r/o 16 West Street	1	
Valley View, West Road	1	

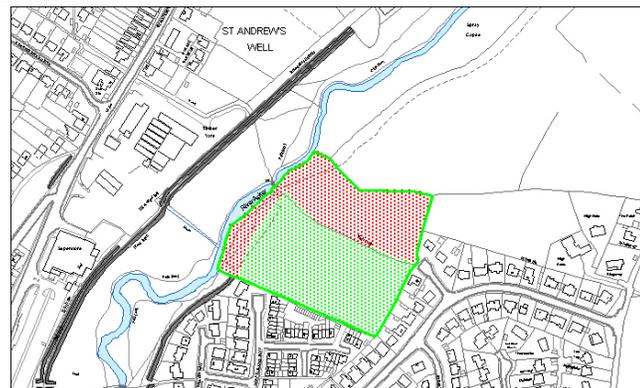
INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/015/0164	Land adjacent to Jessopp Avenue	50	✗	6-10 years	Submitted
1/012/0022	Gardens at Links View	2	✓	6-10 years	Council identified
1/016/0174	Proton Garage and Work	10	✗	6-10 years	Council identified
1/012/0163	48/50 Crock Lane	2	✓	0-5 years	Submitted
1/016/0175	Land at Kistem	12	✓	0-5 years	Submitted

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1/012/0150	Land at 3 Crock Lane	4	×	6-10 years	Submitted
1/012/0162	Land East of Wychside Close	20	×	6-10 years	Submitted
1/016/0181	Land east of Bredy Vet Centre	60	×	6-10 years	Submitted
1/08/016/0001	Land adjoining Allington Park	6	×	6-10 years	Submitted
1/09/112/0001	Land at Vearse Farm	825	×	6-10 years	Submitted
1/09/016/0001	Land off Church Street	6	✓	0-5 years	Submitted

SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/015/0164	
Site Name	Land adjacent to Happy Island Way	
Site Address	Jessopp Avenue	
Unconstrained Site Area	2.18	
Developable Site Area	1.156	
Settlement	Bridport	
Previously Developed Land?	No	
Current Land Use	Agricultural land	

Planning Status		
Planning History	None for residential	
Ownership	Two owners	
Constraints		Possible Mitigation
Topography/Ground Condition	Northern part of site is unsuitable for development because of landscape impact	Development restricted to southern part of site
Flood Risk	Low flood risk. Flood zone 3 on western edge	Development to take place outside flood zone
Access	Potential from Happy Island Way (South) and Jessops Avenue (East)– would need investigation	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Neighbouring development is relatively high density. In AONB	Appropriate design and landscaping
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years	
Suitability	Yes - only on part of site	

Achievability	Yes – development would be viable in this location
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Estimate of Potential	50 units	Potential Density	40 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take 3-4 years to develop		
Conclusions	Developable site (subject to policy change)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/012/0022	
Site Name	Gardens at Links View	
Site Address	Wych Hill	
Unconstrained Site Area	0.15	
Developable Site Area	0.15	
Settlement	Bridport	
Previously Developed Land?	No	
Current Land Use	House and gardens	

Planning Status

Planning History	Planning application for one dwellings submitted but withdrawn
Ownership	One owner

Constraints

Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Potential from Wych Hill	
Contamination	Unknown	
Existing Infrastructure	Residential - so existing	
Landscape/Townscape Character	Area is characterised by large plot sizes which would have an effect on density. AONB	Low density

Relevant Planning Policy

Within Development Boundary

Availability

Possibly – site has history of planning permission

Suitability

Yes – dependent on design

Achievability

Yes – development would be viable in this location

Estimate of Potential	2 units	Potential Density	15dph
Comments:	Actual planning permission may be for less because of character of area		
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusions	A developable site		

SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/016/0174
Site Name	Proton Garage and Works
Site Address	West Allington
Unconstrained Site Area	0.29
Developable Site Area	0.29
Settlement	Bridport
Previously Developed Land?	Yes
Current Land Use	Garage and Works

Planning Status

Planning History	None for residential
Ownership	One owner

Constraints

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Low lying.	
Flood Risk	Mainly low flood risk but southern end within flood zone 2.	Sequential test. May only be feasible to develop within flood zone 1.
Access	Potential but relatively long way from town centre	
Contamination	Unknown	
Existing Infrastructure	Would need to be put in place	
Landscape/Townscape Character	This area appears as infill. In long distance views from the south it is viewed with the existing settlement behind. AONB. Currently used for employment purposes.	Development to be concentrated along the northern part of the site.

Relevant Planning Policy

Outside Development Boundary

Availability

Yes – site has been put forward

Suitability

Yes – dependent on design and flooding issues

Achievability

Yes – development would be viable in this location

Estimate of Potential

10units

Potential Density

30 dph

Comments:

On site density may be lower due to design and flooding issues

Delivery/Phasing

Developable within 6-10 years - approx 1 year to develop

Conclusion

A developable site (subject to policy change)

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/012/0163		
Site Name	48+50		
Site Address	Crock Lane		
Unconstrained Site Area	0.2		
Developable Site Area	0.2		
Settlement	Bridport		
Previously Developed Land?	Partly		
Current Land Use	House and gardens		

Planning Status	
Planning History	None
Ownership	Two owners

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Adjacent to flood risk zone 2	
Access	Highways Authority object due to no suitable access	Access to be satisfactorily achieved
Contamination	Unknown	
Existing Infrastructure	Residential – so existing	
Landscape/Townscape Character	Large Plot Sizes AONB	Would need sensitive design to fit with character of area

Relevant Planning Policy	Within the development boundary
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Availability	Yes – site has been put forward for SHLAA study		
Suitability	Yes – only part of site providing access and design issues can be overcome		
Achievability	Yes		
Estimate of Potential	4units (2 net)	Potential Density	20 dph
Comments:	Actual on-site density may be lower		
Delivery/Phasing	Deliverable and developable within 5 years		
Conclusion	A developable site (subject to access issues being resolved)		

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/016/0175	
Site Name	Land at Kisem	
Site Address	North Mills Road	
Unconstrained Site Area	0.71	
Developable Site Area	0.4 (outside FRZ 2 + 3)	
Settlement	Bridport	
Previously Developed Land?	Partly	
Current Land Use	Part coach depot, part housing, part field.	

Planning Status	
Planning History	Site has planning permission for 15 dwellings subject negotiation on affordable housing.
Ownership	Land held under option by developers

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Proportion of submitted site in Flood Zone 2 and 3.	Development to take place outside Flood Zone 3 which has been excluded. Flood Risk Zone 2 also excluded from the acceptable site. Development in this area may be resisted by the Environment Agency.
Access	Access potentially through Flood Zone 3	Appropriate access would need to be agreed with Highways Authority and Environment Agency.
Contamination	Unknown	
Existing Infrastructure	Surrounded by residential so existing	
Landscape/Townscape Character	Adjacent development high density. In AONB.	

Relevant Planning Policy	Within the Development Boundary
---------------------------------	---------------------------------

Availability	Yes – site has been put forward for SHLAA study		
Suitability	Yes – if flooding and access issues can be resolved		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	12units	Potential Density	30 dph
Comments:	On site density may be lower due to design and flooding issues		
Delivery/Phasing	Deliverable and developable within 5 years		
Conclusion	A developable site (subject to flooding issues being resolved)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/012/0150	
Site Name	Land at 3 Crock Lane	
Site Address	3 Crock Lane	
Unconstrained Site Area	0.29	
Developable Site Area	0.15	
Settlement	Bridport	
Previously Developed Land?	Yes	
Current Land Use	Gardens	

Planning Status	
Planning History	Plot adjacent (within DDB) has permission for 2 detached bungalows
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping	Development higher up the slope would not be appropriate
Flood Risk	Low flood risk	
Access	Highways Authority object due to no suitable access	Potential access from existing dwelling
Contamination	Unknown	
Existing Infrastructure	Surrounded by residential so probably existing	
Landscape/Townscape Character	Adjacent to conservation area so would need sensitive design. Large plot sizes surrounding site which would have an effect on density. Part of woodland area that may need to be protected. In AONB.	Dense vegetation along the northeastern and southeastern site boundary to be maintained.

Relevant Planning Policy	Outside Development Boundary
---------------------------------	------------------------------

Availability	Yes – site has been put forward for SHLAA study for up to 5 years		
Suitability	Yes – if designed appropriately and highways issues resolved		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	4units	Potential Density	33 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/012/0162
Site Name	Land East of
Site Address	Wychside Close
Unconstrained Site Area	2.18
Developable Site Area	1.156
Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status

Planning History	None for residential
Ownership	One owner

Constraints	Possible Mitigation	
Topography/Ground Condition	Site is very steeply sloping and visible. Only part of site may be suitable. Site is raised above road.	Development limited to area north of existing driveway.
Flood Risk	Low flood risk	
Access	Potential to use existing access off Burton Road.	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	The site is on edge of the settlement and is remote from services. There is some visual containment provided by the boundary treatments of the field enclosure for example established hedgerows and tree planting strip. Site is adjacent to nature conservation site to the east. Existing development to West is very low density.	Would need sensitive design as in AONB and prominent. Subject to assessment of views from West Bay. Any development should not be detrimental to nature conservation site.
Relevant Planning Policy	Outside Development Boundary	
Availability	Yes – site has been put forward for SHLAA study for up to 5 years	
Suitability	Yes – only on part of the site	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	20units	Potential Density 10 dph
Comments:		
Delivery/Phasing	Developable within 6-10 years – Would take 3 years to develop	
Conclusion	A developable site (subject to policy change)	

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/016/0181		
Site Name	Land east of Bredy Vet Centre		
Site Address	Sea Road North		
Unconstrained Site Area			1.32
Developable Site Area			1.32
Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	Vacant Land		

Planning Status			
Planning History	No residential		
Ownership	More than one owner		
Constraints			Possible Mitigation
Topography/Ground Condition	Flat		
Flood Risk	Low flood risk. Adjacent to flood zone 3		
Access	Potential from Jessopp Avenue		
Contamination	Noise levels from Sea Road North need to be assessed.	May be more suited to employment uses.	
Existing Infrastructure	Bordering residential		
Landscape/Townscape Character	In AONB. Provides green gap between existing development. Green corridors along the river floodplains are a recognised characteristic within the town. Development of this area may adversely impact upon the landscape and visual quality of the area.		

Relevant Planning Policy	Outside Development Boundary
---------------------------------	------------------------------

Availability	Yes – site has been put forward for SHLAA study for up to 5 years		
Suitability	Potential – providing landscape objections and possible noise can be overcome and access is acceptable.		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	60 units	Potential Density	45dph
Comments:	May be more suited to employment uses		
Delivery/Phasing	Developable within 6-10 years - approx 2 years to develop		
Conclusion	A developable site (subject to policy change)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/08/016/0001
Site Name	Land adjoining Allington Park
Site Address	Allington Park
Unconstrained Site Area	0.37
Developable Site Area	0.37
Settlement	Bridport
Previously Developed Land?	No
Current Land Use	Agricultural Land

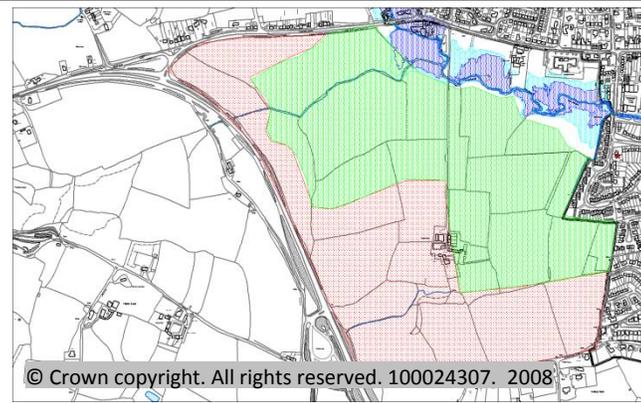
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Planning Status	
Planning History	No residential
Ownership	One owner

Constraints	Possible Mitigation	
Topography/Ground Condition	Very elevated and steeply sloping	
Flood Risk	Low flood risk	
Access	Potential from Allington Park cul-de-sac but very steep	Would need investigation
Contamination		
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Elevated position which potentially would be visible from the wider area. AONB	Development of this site could be visually contained from views to the north by designing a layout which respects the existing sloping landform and the retention or addition of effective screen planting. Similarly development of the southern part of the site could be designed and screened in order to minimize landscape impacts when viewed from distant southern viewpoints. Would need sensitive design as in AONB and prominent.
Relevant Planning Policy	Outside Development Boundary	
Availability	Yes – site has been put forward for SHLAA study for up to 5 years	
Suitability	Potential – providing landscape objections can be overcome and access is acceptable	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	6 units	Potential Density 16dph
Comments:	Low density due to elevation position	
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop	
Conclusion	A developable site (subject to policy change)	

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/112/0001 & 1/016/0183		
Site Name	Land at Vears Farm		
Site Address	West Allington		
Unconstrained Site Area			69.92
Developable Site Area			26.63
Settlement	Bridport		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

Planning Status

Planning History	No residential
Ownership	Known

Constraints

Constraints		Possible Mitigation
Topography/Ground Condition	Rolling grass fields with land rising towards the southern ridge	Planting on upper slopes
Flood Risk	Flood risk through north quarter of the site given that the river runs through	Maintain an open space riverside walk
Access	Pedestrian access via existing farm track road from west Allington. Within walking distance of local services.	May require second point of access. Access from Broad Lane/Skilling Hill Road, not acceptable.
Contamination	Unknown	
Existing Infrastructure	Would need to be put in place	
Landscape/Townscape Character	In long distance views from the south & west it is viewed with the existing settlement behind. AONB.	Strategic advance planting.

Relevant Planning Policy

Outside Development Boundary

Availability

Unknown

Suitability

Yes – dependent on design

Achievability

Yes – development would be viable in this location

Estimate of Potential

825 units

Potential Density

40dph

Comments:**Delivery/Phasing**

Developable within 6-15 years – 6-10 years to develop

Conclusion

A developable site (subject to policy change)

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/09/016/0001		
Site Name	Depot		
Site Address	Church Street		
Unconstrained Site Area	0.2ha		
Developable Site Area	0.2ha		
Settlement	Bridport		
Previously Developed Land?	Yes		
Current Land Use	Depot		

Planning Status	
Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	Highways Authority has no objection in principle to this site	
Contamination	Unknown	
Existing Infrastructure	Bordering residential and employment uses	
Landscape/Townscape Character	Listed building within site. Within Conservation Area. Is an underused site and there is the opportunity to enhance the character of this area.	Relocation of depot to new premises. Measures would need to be taken to preserve listed building and ensure that design enhances the appearance of the Conservation Area.

Relevant Planning Policy	Within the Development Boundary. ET1 (Retention of Industrial and Commercial Sites) applies.
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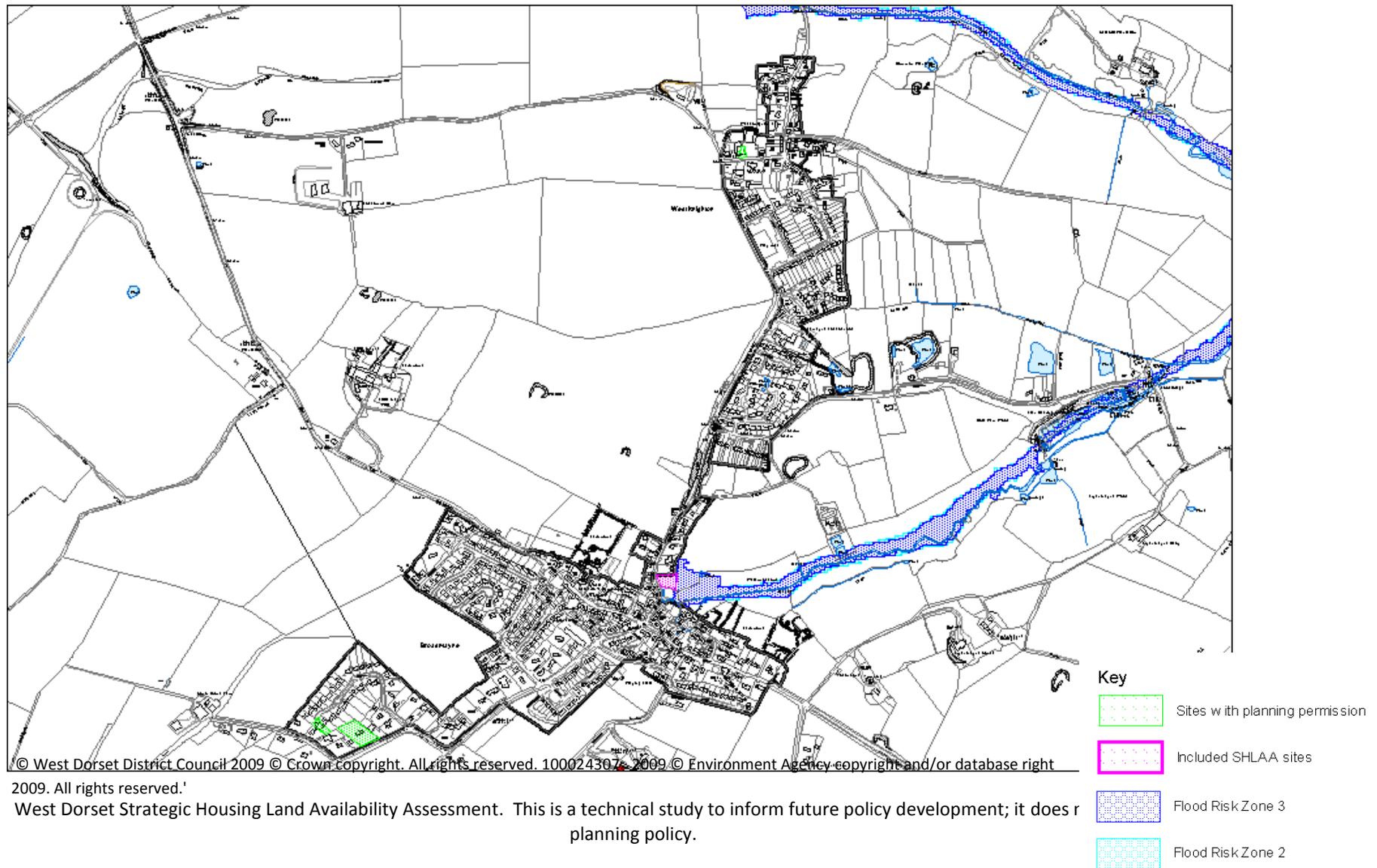
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
Suitability	Yes - subject to design
Achievability	Yes – development would be viable in this location

Estimate of Potential	6 units	Potential Density	30 dph
Comments:			

Delivery/Phasing	Deliverable within 0-5 years – would take 1 year to develop
Conclusion	A deliverable site

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BROADMAYNE



BROADMAYNE

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
19 Martel close, Broadmayne	1	
22 Chalky road, Broadmayne	1	
West Knighton Farm, Highgate Lane	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/017/0002	Land south of 6 Knighton Lane	2	X	6-10 years	Submitted

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/08/017/0001		
Site Name	Land south of 6 Knighton Lane		
Site Address	Broadmayne		
Unconstrained Site Area	0.31		
Developable Site Area	0.12		
Settlement	Broadmayne		
Previously Developed Land?	Yes		
Current Land Use	Grassland		

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Planning Status	
Planning History	
Ownership	One landowner

Constraints		Possible Mitigation
Topography/Ground Condition	Level. Within GWSPA.	
Flood Risk	Eastern half is flood zone 3.	Exclude Eastern half of site.
Access	Potential from Knighton Lane	
Contamination		
Existing Infrastructure	Adjacent to residential so existing	
Landscape/Townscape Character	The included part of the site is relatively well hidden from wider view by the surrounding existing buildings and vegetation.	Design sympathetic to character of the area.

Relevant Planning Policy	Outside the Development Boundary (5km heathlands consultation)
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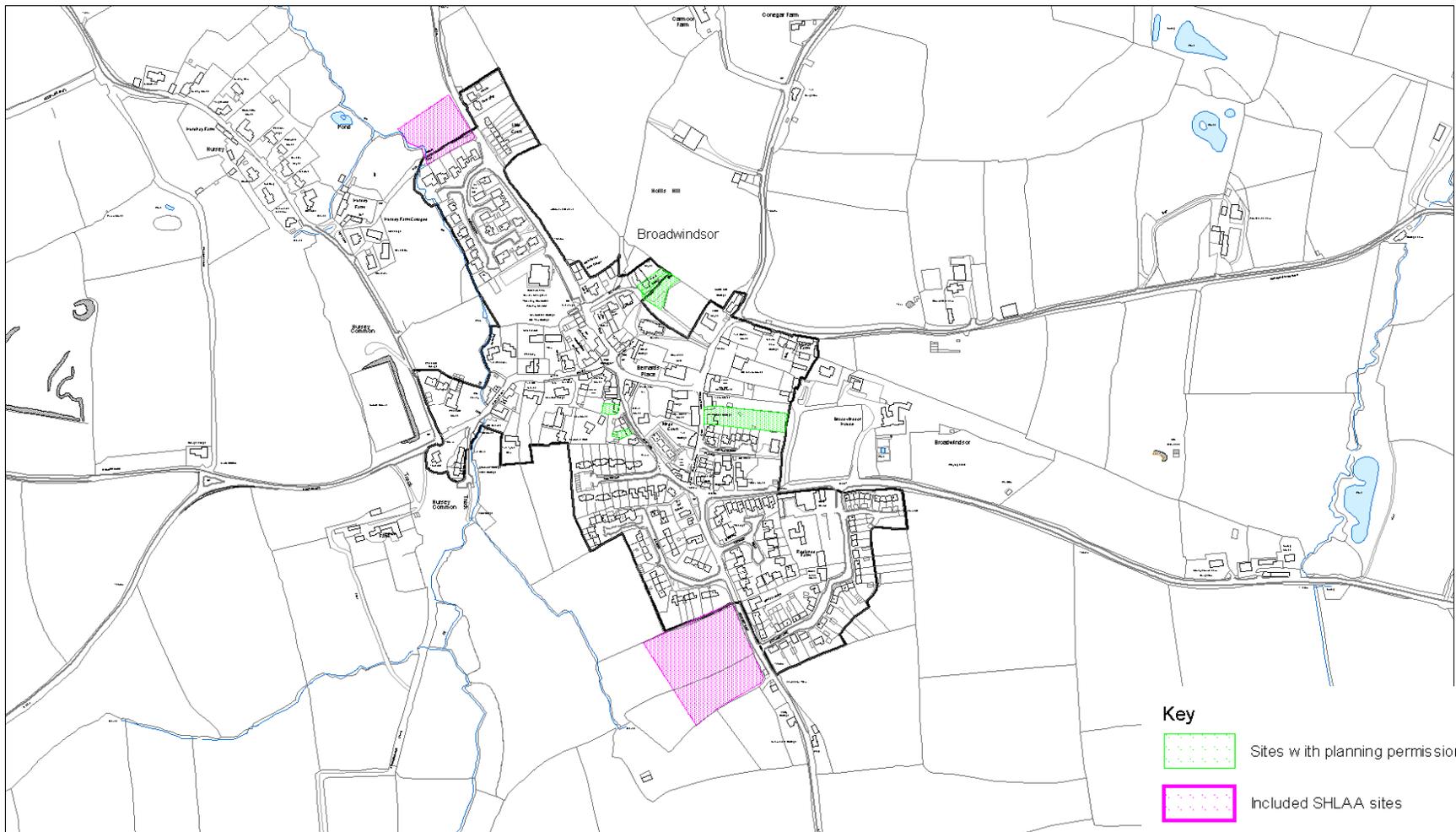
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years.
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Suitability	Yes – dependent on design and contribution to heathlands mitigation
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Achievability	Yes – development would be viable in this location		
Estimate of Potential	2 units	Potential Density	10 dph
Comments:	Actual planning permission may be for less because of character of area		
Delivery/Phasing	Developable within 6-10 years		
Conclusion	A developable site - approx 1 year to develop		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

BROADWINDSOR



Key

-  Sites with planning permission
-  Included SHLAA sites
-  Flood Risk Zone 3
-  Flood Risk Zone 2

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BROADWINDSOR

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
Hayes Cottage	1	✓
The Old Barn, Back Lane	1	✓
Rose Cottage, High Street, Broadwindsor, Beaminster,	1	
Highfield, Hollis Hill	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

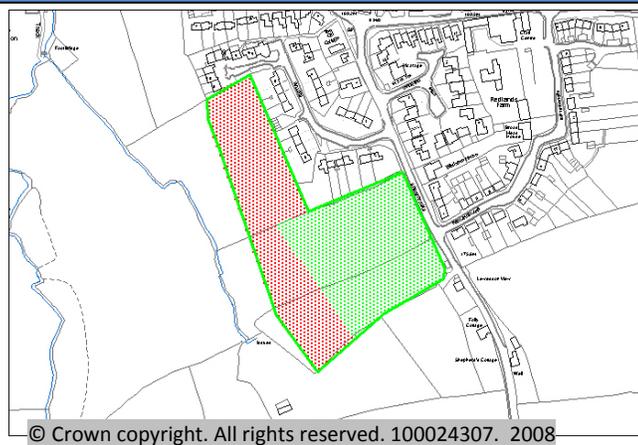
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/018/0006	Land adj to Redlands and Folly Farm	37	X	6-10 years	Submitted
1/018/0008	Land west of B3162	10	X	6-10 years	Submitted

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/018/0006
Site Name	Land adjacent to Redlands and Folly Farm
Site Address	B3162
Unconstrained Site Area	2.45ha
Developable Site Area	1.22ha
Settlement	Broadwindsor
Previously Developed Land?	No
Current Land Use	Agricultural land

Planning Status

Planning History	None for residential
Ownership	Land in one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Mainly level, some slope. Fields adjoining Bridport Rd are elevated in relation to the road.	
Flood Risk	Low flood risk.	
Access	Would need to establish footway links back to village from site along Bridport Road (B3162)	
Contamination	Historic Landfill buffer	Investigation into potential land contamination
Existing Infrastructure	Adjacent to existing residential	
Landscape/Townscape Character	AONB. The north- western area is visible from several public routes in the wider landscape. The south eastern portion (as defined by the 175m contour) is more appropriate for development as it is flatter.	Development to be limited to south eastern portion

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for 0-5 years
Suitability	Yes – dependent on design
Achievability	Yes – development would be viable in this location

Estimate of Potential	37	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 year – 1 year to develop.		
Conclusion	A developable site (subject to policy change)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/018/0008		
Site Name	Land west of B3162		
Site Address	B3162		
Unconstrained Site Area	0.4		
Developable Site Area	0.4		
Settlement	Broadwindsor		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

Planning Status	
Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes from east to west	
Flood Risk	Low flood risk.	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	AONB	Would need sensitive design as in AONB. The northern site boundary would benefit from appropriate landscape planting to screen views of the built edge and reinforce landscape character. A buffer should also be maintained alongside the stream in the interest of screening views and conserving landscape character and wildlife value.

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

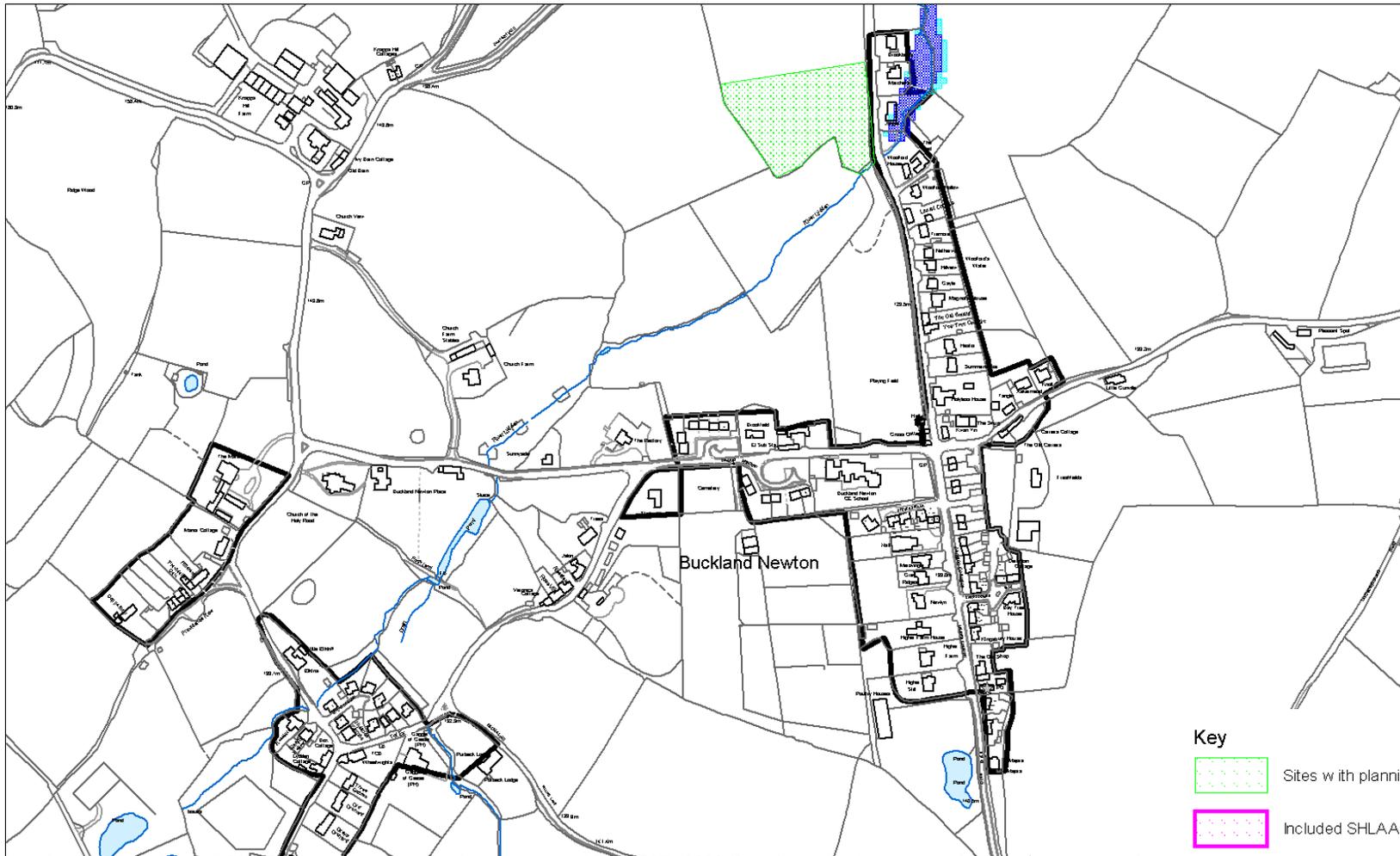
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – providing landscape and visibility issues are addressed
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Achievability	Yes – development would be viable in this location		
Estimate of Potential	10 units	Potential Density	25 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take 1 year to develop		
Conclusion	A developable site (subject to policy change)		

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BUCKLAND NEWTON



- Key**
-  Sites with planning permission
 -  Included SHLAA sites
 -  Flood Risk Zone 3
 -  Flood Risk Zone 2

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BUCKLAND NEWTON**MAJOR PLANNING PERMISSIONS**

No major planning permissions

MINOR PLANNING PERMISSONS

No minor planning permissions

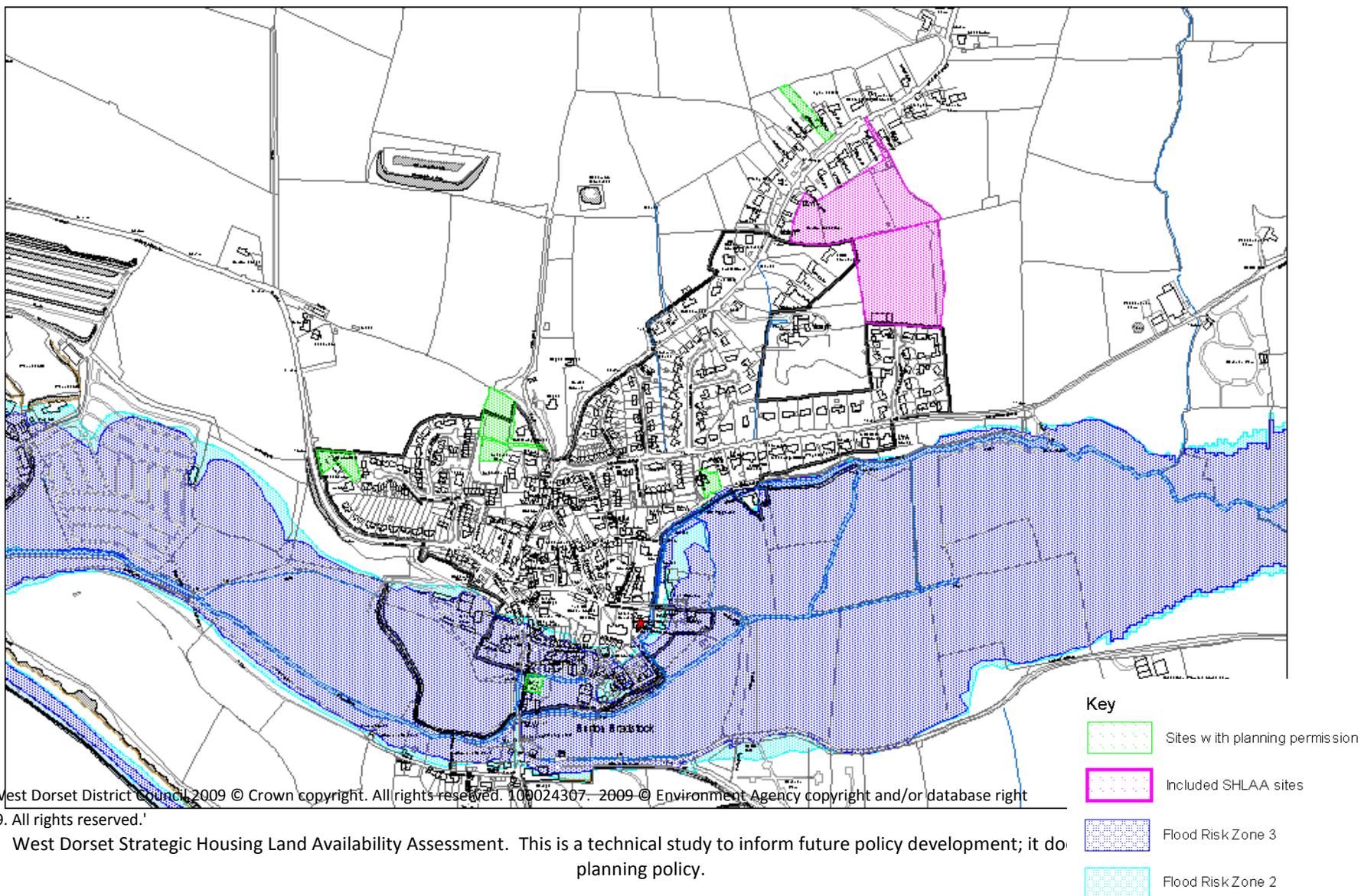
RURAL EXCEPTION SITES WITH PLANNING PERMISSION

Site Address	Number of Dwellings
LAND ADJACENT TO B3143 WOOLFORDS WATER	10

INCLUDED SHLAA SITES

No included SHLAA sites

BURTON BRADSTOCK



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BURTON BRADSTOCK

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	No of Dwellings	Under Construction
87 High Street	1	
Rear of Barrowfield, Barr Lane	1	
adj. Grovelands, Grove Road	1	✓
Land at Shadrach	1	
Land north west of Shadrack Farm	1	
Seasons Watch, Shipton Lane	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

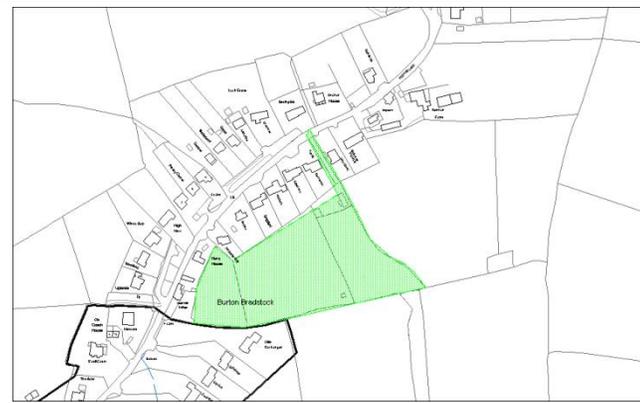
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/022/0006	Land east of Plenty House	51	X	6-10 years	Submitted
1/022/0018	Land north of Northover Close	56	X	6-10 years	Submitted

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/022/0006
Site Name	Land east of Plenty House
Site Address	Shipton Lane
Unconstrained Site Area	1.7ha
Developable Site Area	1.7ha
Settlement	Burton Bradstock
Previously Developed Land?	No
Current Land Use	Agricultural land

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Planning History	None for residential
Ownership	Land in one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Land quite steep with facing slope but houses above are at a higher level	
Flood Risk	Low flood risk.	
Access	Highways objection – no footway on Shipton Lane. 1/022/0018 could provide access into this site but Annings Lane is a single track road with no pavement.	Suitable highways access. Investment required to overcome highway constraints.
Contamination		
Existing Infrastructure	Adjacent to existing residential	
Landscape/Townscape Character	AONB. Field is visually contained by hedgerows to the east.	

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for 0-5 years
Suitability	Unknown – would depend on highways issues being overcome
Achievability	Yes – development would be viable in this location

Estimate of Potential	51	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 year – 3 years to develop.		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/018/0008		
Site Name	Land north of Northover Close		
Site Address			
Unconstrained Site Area	1.87		
Developable Site Area	1.87		
Settlement	Burton Bradstock		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

Planning Status

Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Land quite steep with facing slope but houses above are at a higher level.	
Flood Risk	Low flood risk.	
Access	From Northover Close to the south. Potential link with site to the north with access onto Shipton Lane. Highways objection – no footway. Annings Lane is a single track road with no pavement.	Suitable highways access. Investment required to overcome highway constraints.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	AONB. Field is contained by hedgerows to the east.	

Relevant Planning Policy	Outside the Development Boundary
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years

Suitability	Unknown – would depend on highways issues being overcome		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	56 units	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take 2 years to develop		
Conclusion	A developable site (subject to policy change)		

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CHARLTON DOWN



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CHARLTON DOWN

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

No minor planning permissions

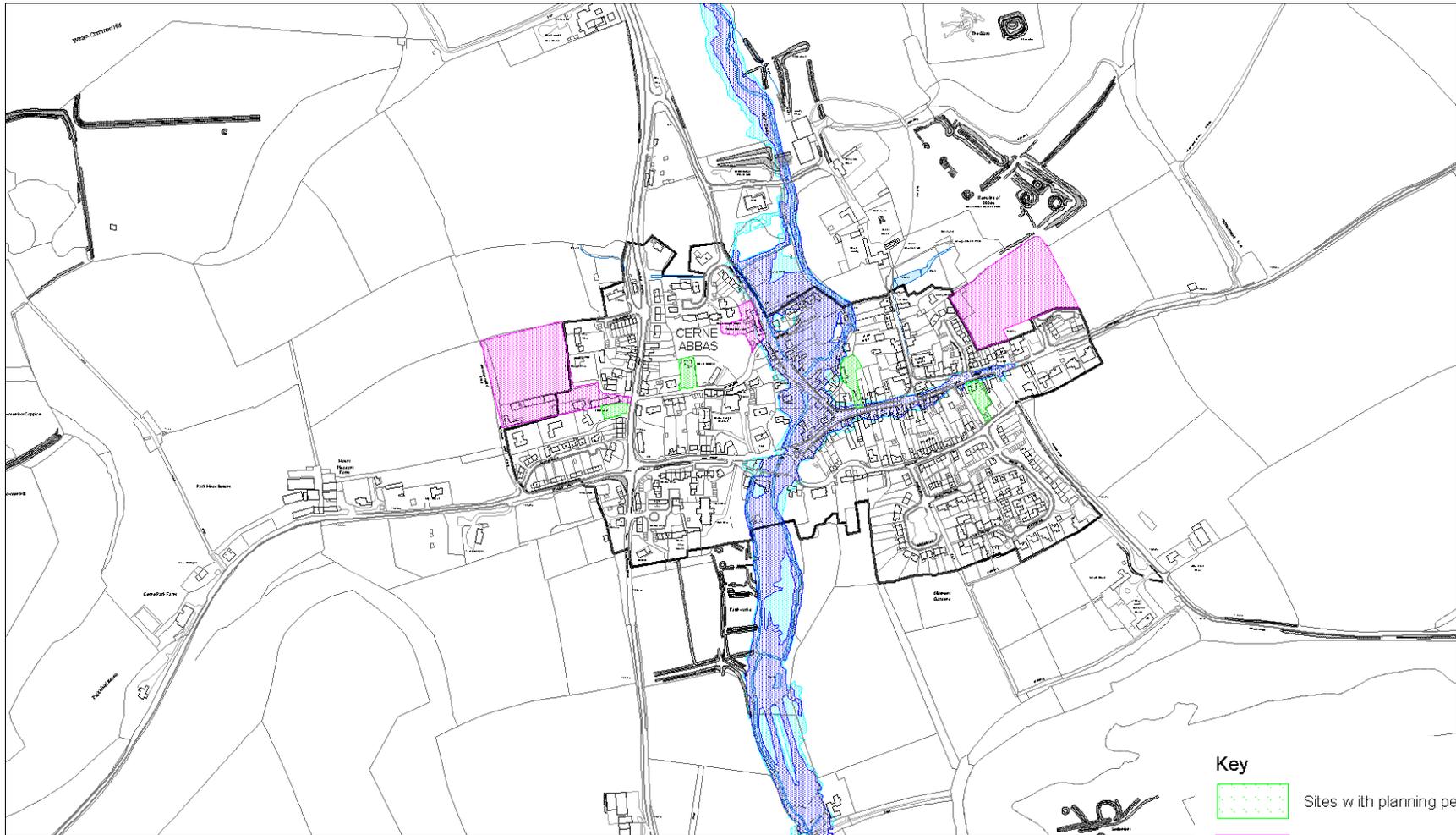
RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

No included SHLAA sites

CERNE ABBAS



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CERNE ABBAS

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	No of Dwellings	Under Construction
28 Long Street, Cerne Abbas	2	
11 Long Street	1	
3 wills lane, cerne abbas,	2	
Little Acre	2	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

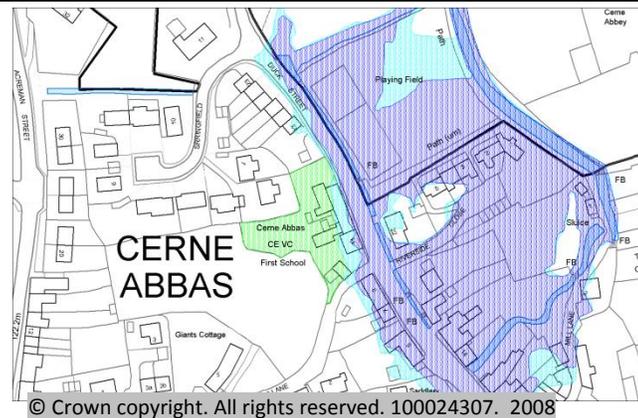
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/027/0001	Land at Cerne Abbas First School	5	✓	6-10 years	Council Identified
1/09/027/0002	Land off Simsay Fields	34	X	6-10 years	Submitted
1/09/027/0003	Land at Francombe Farm	36	X	6-10 years	Submitted/Council Identified

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/08/027/0001		
Site Name	Cerne Abbas C of E VC First School		
Site Address	Duck Street		
Unconstrained Site Area	0.18		
Developable Site Area	0.18		
Settlement	Cerne Abbas		
Previously Developed Land?	Yes		
Current Land Use	School (moving to site at the east of the village)		

Planning Status

Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Slope on site	
Flood Risk	Flood zone 2 within the eastern part of the site. Flood Risk Zone 3 to the east.	Avoid flood zone 3. Sequential test.
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure	Bordering residential.	
Landscape/Townscape Character	AONB. Conservation Area. May be alternative community use for this building.	Would need sensitive design as in AONB and conservation area. Potentially mixed use.

Relevant Planning Policy	Within the Development Boundary. Policy C6 (Retention of Local Community Facilities)
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Availability	Unknown but likely as school is vacating the site
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Suitability	Yes – providing design appropriate
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	5 units	Potential Density	30 dph
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Comments:

Delivery/Phasing	Developable within 6-10 years. Would take 1 year to develop
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Conclusion	A developable site
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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:		1/08/027/0002	
	Site Name		Land off Simsay Fields	
	Site Address			
	Unconstrained Site Area		1.4ha	
	Developable Site Area		1.4ha	
	Settlement		Cerne Abbas	
	Previously Developed Land?		No	
	Current Land Use		Agricultural	
Planning Status				
Planning History		None for residential		
Ownership		One owner		
Constraints				Possible Mitigation
Topography/Ground Condition		Relatively flat		
Flood Risk		Known to have localised flooding from underground springs		Further investigation and suitable drainage options
Access		Direct access off of Simsay Fields access road.		Opportunities to connect to wider rights of way network and provide traffic management improvements along Long Street.
Contamination		Unknown		
Existing Infrastructure		Bordering residential.		
Landscape/Townscape Character		AONB. Long thin plots with larger rear gardens and small/no front gardens. Cottage style predominates. Design would need to respect dominance of the church tower in wider views & improve settlement edge.		
Relevant Planning Policy		Outside the Development Boundary		
Availability		Yes – development would be viable in this location		
Suitability		Yes – providing design appropriate		
Achievability		Yes – development would be viable in this location		
Estimate of Potential		30 units		Potential Density 30 dph
Comments:		Access to new school site runs through this site		
Delivery/Phasing		Developable within 6-10 years		
Conclusion		A developable site (subject to policy change)		

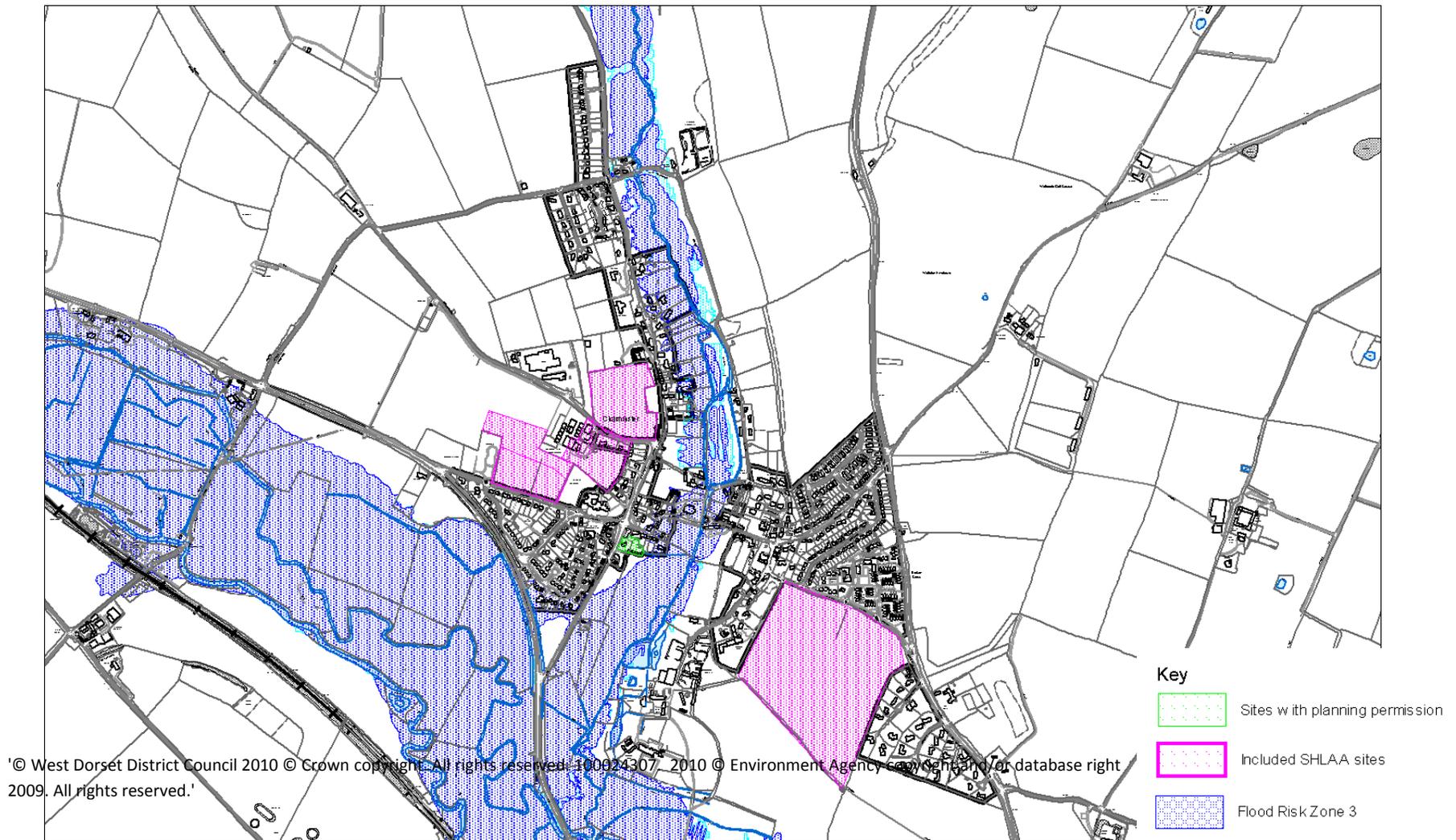
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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:		1/09/027/0003& 1/027/0015	
	Site Name		Land at Francombe Farm	
	Site Address			
	Unconstrained Site Area		1.52 ha	
	Developable Site Area		1.52 ha	
	Settlement		Cerne Abbas	
	Previously Developed Land?		Partly	
	Current Land Use		Part employment site, part agricultural field	
Planning Status				
Planning History		None for residential		
Ownership		2 owners		
Constraints				
Topography/Ground Condition		Gradually rising land		Possible Mitigation
Flood Risk		Within flood risk zone 1		
Access		Access from Acreman Street in shared ownership.		Adequate vehicular access off Acreman Street
Contamination		Unknown		
Existing Infrastructure		Bordering residential.		
Landscape/Townscape Character		The existing site includes employment uses. Design should be sensitive to the character of the village.		Retention of employment uses on site. The design should respect the overall unity of materials in the village.
Relevant Planning Policy				
Relevant Planning Policy		Partly within partly outside the Development Boundary		
Availability				
Availability		Unknown for the whole site		
Suitability				
Suitability		Yes – providing design appropriate and access resolved		
Achievability				
Achievability		Yes – development would be viable in this location		
Estimate of Potential		36 units	Potential Density	24 dph
Comments:		Would include employment uses on site		
Delivery/Phasing		Developable within 6-10 years.		
Conclusion		A developable site (subject to policy change)		

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CHARMINSTER



West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it planning policy.

CHARMINSTER

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	No of Dwellings	Under Construction
Land adj Village Hall	3	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/09/028/0002/3/4	Land at Charminster Farm	114	X	6-10 years	Council identified
1/09/028/0005	Land south east of Charminster, off of Westleaze	170	X	6-10 years	Council identified

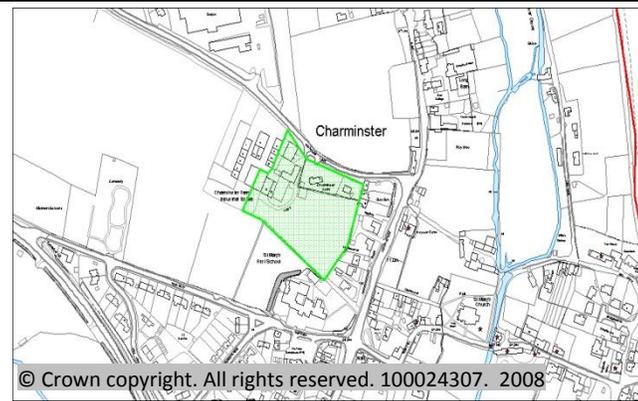
West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:		1/09/028/0002
	Site Name		Land off Weir View
	Site Address		Weir View
	Unconstrained Site Area		4.0ha
	Developable Site Area		2.7ha
	Settlement		Charminster
	Previously Developed Land?		No
	Current Land Use		Agricultural Land
Planning Status			
Planning History		None for residential	
Ownership		One owner	
Constraints		Possible Mitigation	
Topography/Ground Condition		Fields are elevated at north at Wanchard Lane, then slope downwards from Wanchard Lane to Weir View.	Development on lower section by Weir View would be less intrusive and be near to local facilities.
Flood Risk		Low flood risk.	
Access		Potential – would need investigation. Currently no direct pedestrian pavement along Weir View or Wanchard Lane.	Would require pedestrian links and footway provisions.
Contamination		Unknown. Potential noise & disturbance from depot to North.	To be investigated.
Existing Infrastructure		Bordering residential	
Landscape/Townscape Character		Site is visible in views from the south. Mature tree within the site.	Advance strategic planting
Relevant Planning Policy		Outside the Development Boundary	
Availability			
		Yes – Site has been put forward for SHLAA study for up to 5 years	
Suitability			
		Yes – only part of site	
Achievability			
		Yes – development would be viable in this location	
Estimate of Potential		50 units	Potential Density
			18.5dph
Comments:		May impact on viability of Charminster Farm	
Delivery/Phasing		Developable within 6-10 years. Would take 3 years to develop	
Conclusion		A developable site (subject to policy change)	

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/028/0003
Site Name	Land south of Charminster Farm
Site Address	Charminster Farm, Wanchard Lane
Unconstrained Site Area	1.4ha
Developable Site Area	1.0ha (retain employment within farm units)
Settlement	Charminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

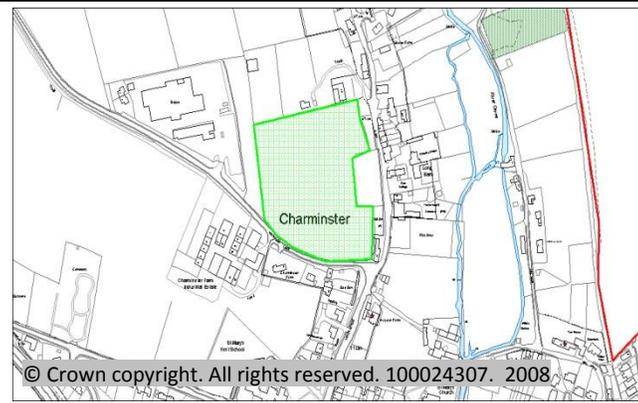
Planning Status		
Planning History	None for residential	
Ownership	One owner	
Constraints		Possible Mitigation
Topography/Ground Condition	Relatively level, elevated in relation to land to east	Design of buildings should not be of a height or massing that would be unduly prominent in wider views or overbearing towards nearby properties
Flood Risk	Low flood risk.	
Access	Existing Charminster farm access off off Wanchard Lane. There is currently no pavement along Wanchard Lane (although this is characteristic of the village).	Any access onto Wanchard Lane would only be acceptable if improvements were made to its junction with the A352 (requiring land in third party ownership). The layout of the development should help enable a pedestrian link to future building to the south-west and retain the current link onto North Street.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Eastern edge adjoins Conservation Area.	Development should reflect and take cues from traditional building characteristics/materials.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years	
Suitability	Yes – subject to access	

Achievability	Yes – development would be viable in this location
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Estimate of Potential	20 units	Potential Density	15 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years.		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/028/0004
Site Name	Land north off Wanchard Lane
Site Address	Wanchard Lane
Unconstrained Site Area	2.3ha
Developable Site Area	2.3ha
Settlement	Charminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status		
Planning History	None for residential	
Ownership	One owner	
Constraints		Possible Mitigation
Topography/Ground Condition	The site slopes down steeply to North Street	
Flood Risk	Low flood risk.	
Access	Existing field access off Wanchard Lane	Any access onto Wanchard Lane would only be acceptable if improvements were made to its junction with the A352 (requiring land in third party ownership). The layout of the development should help enable a pedestrian link to future building to the south-west and retain the current link onto North Street.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Eastern edge adjoins Conservation Area.	

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – subject to access
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Achievability	Yes – development would be viable in this location		
Estimate of Potential	44 units	Potential Density	20 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years.		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/028/0005
Site Name	Land South East of Charminster
Site Address	Off of Westleaze
Unconstrained Site Area	10.92ha
Developable Site Area	10.92ha (mixed use)
Settlement	Charminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status		
Planning History	None for residential	
Ownership	One owner	
Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping site that falls away to the South	Retain & reinforce line of poplars on southern edge with strategic planting
Flood Risk	Low flood risk.	
Access	There is a public right of way linking to further down East Hill and south to Dorchester. There are no pavements along much of East Hill (which links to the school and rest of the village).	A suitable traffic management package along East Hill must be in place
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Adjacent to Conservation Area & Historic Buildings. Terraces, flats and large detached plots to north & east.	Although not immediately adjoining the historic core the design in this location should take cues from some of the local building characteristics.

Relevant Planning Policy	Outside the Development Boundary
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Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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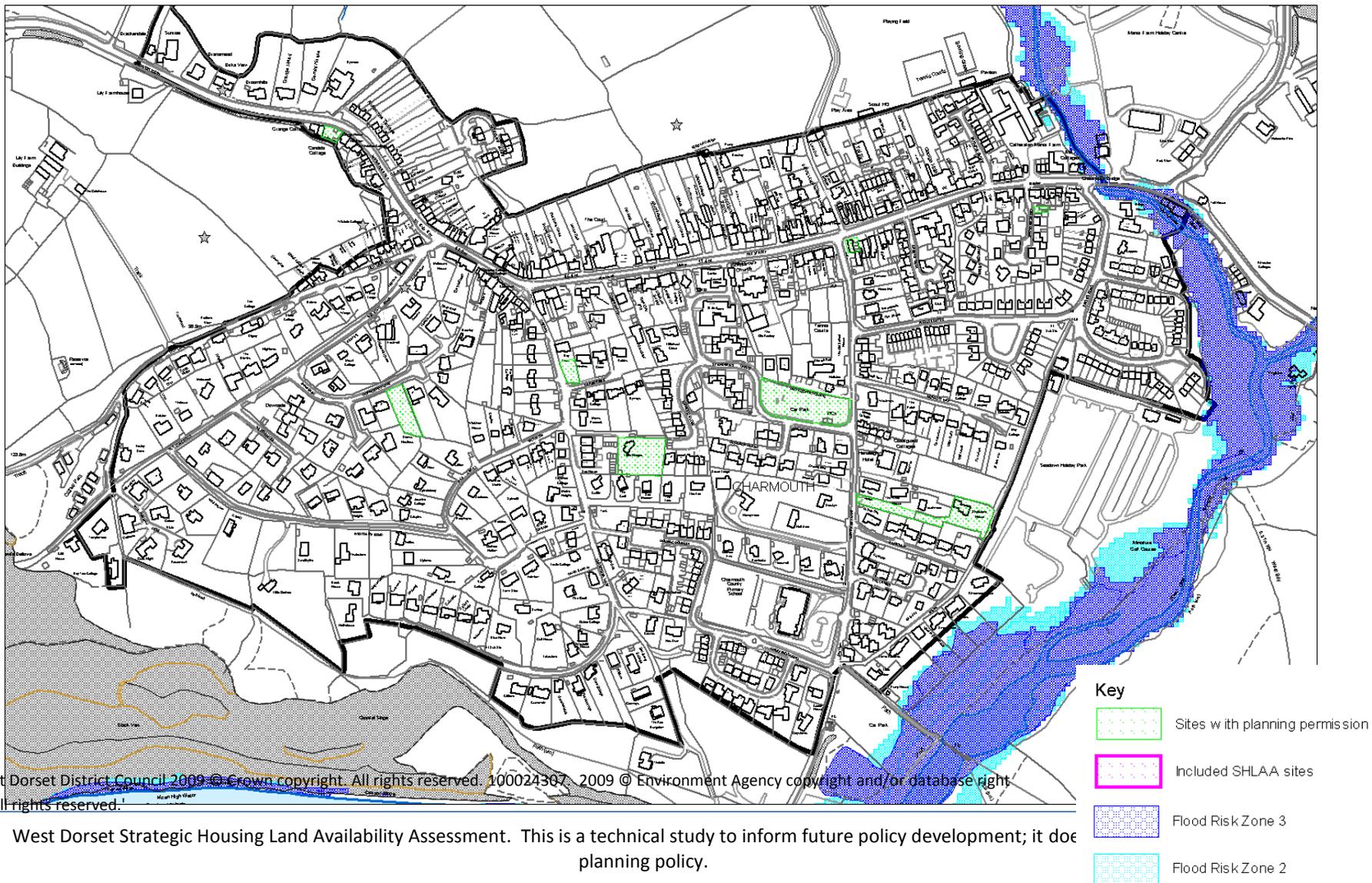
Suitability	Yes
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	170 units + employment	Potential Density	16.5 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years.		
Conclusion	A developable site (subject to policy change)		

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CHARMOUTH



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CHARMOUTH

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Sea Lane Car Park, Charmouth	11	Yes	Yes – planning permission has been obtained	Yes - developer response - Proposed start on site September 09	0-5

MINOR PLANNING PERMISSIONS

Site Address	No of Dwellings	Under Construction
The Store, The Street	1	
Downside Close	1	
Rear of Touchwood, Lower Sea Lane, Charmouth	1	✓
Little Hedges, Higher Sea Lane	1	✓
Rear 1 Mill View, St Georges Close	1	
adj Candida Cottage, Axminster Road	1	
BAY TREES, HIGHER SEA LANE, CHARMOUTH,	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

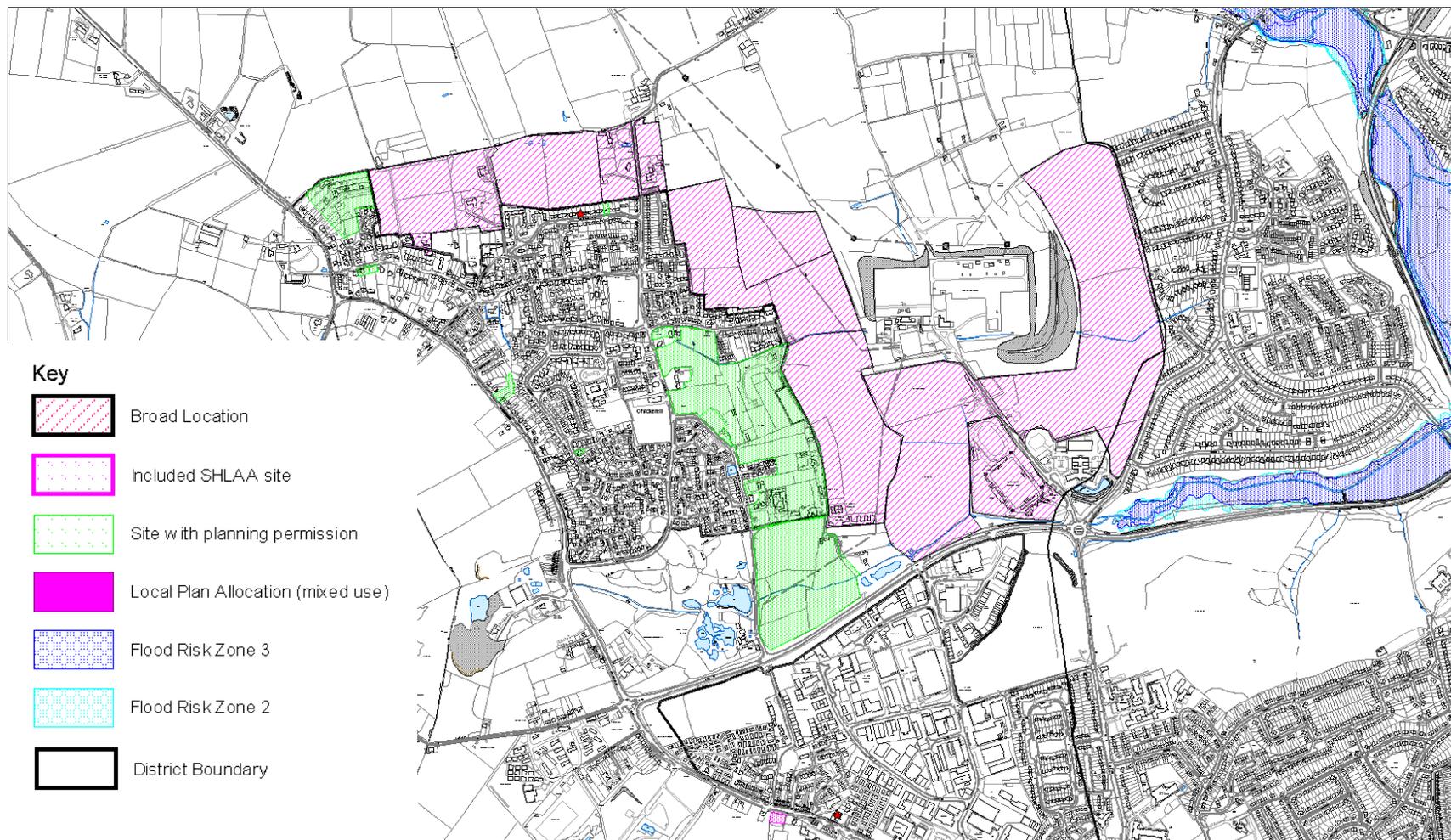
No rural exception sites

INCLUDED SHLAA SITES

No included SHLAA sites

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CHICKERELL



CHICKERELL

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
12 Putton Lane, Chickerell	14	Yes	Yes – planning permission has been obtained. Developer response - completion due March 2010	Yes	0-5
Floods Yard, Chickerell	58	Yes	Yes – planning permission has been obtained - Developer response - commencing 09-10 - 2 years to complete	Yes	0-5
Putton Lane Area	200	Yes	Yes – planning permission has been obtained	Yes	0-5

MINOR PLANNING PERMISSIONS

Site Address	No of Dwellings	Under Construction
Rural Motor Co., Lower Putton Lane	6	✓
adj 478 Chickerell Road	3	
12 Marshallsay Road	1	

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33 West Street	1
Adj 10a Putton Lane	1
Land To Rear Of 45 Rex Lane, Chickerell, Weymouth,	1
Land Between 31 & 33 West Street (Plot 2), Chickerell,	1
Land Between 31 & 33 West Street (Plot 1), Chickerell,	1

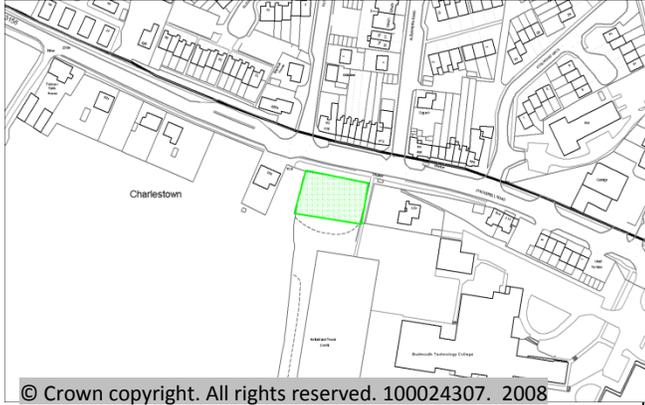
INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/033/0001	Land between 421 & 423 Chickerell Road	2	X	6-10 years	Submitted

BROAD LOCATIONS (FOR URBAN EXTENSION TO WEYMOUTH)

See Appendix E

SHLAA 2009/10 REPORT – INCLUDED SITES

	Site Reference Number:	1/08/033/0001
	Site Name	Land between 421 & 423 Chickerell Road
	Site Address	
	Unconstrained Site Area	0.09
	Developable Site Area	0.09
	Settlement	Chickerell
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

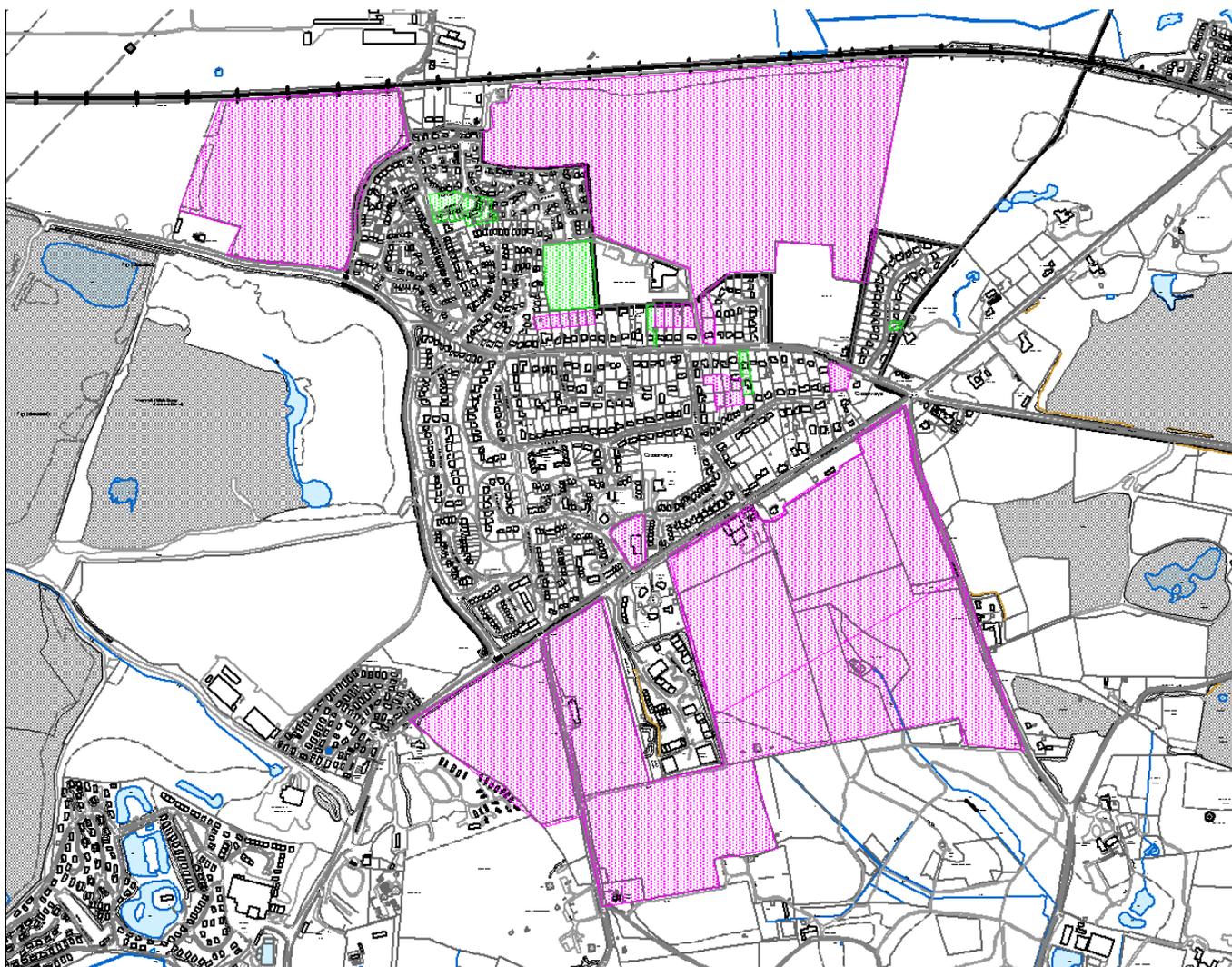
Planning Status	
Planning History	Application submitted but Planning Permission refused
Current Planning Status	None
Ownership	More than one land owner

Constraints		Possible Mitigation
Topography/Ground Condition	Level.	
Flood Risk	Low flood risk.	
Access	No constraints.	
Contamination	Unknown	
Existing Infrastructure	Bordering residential.	
Landscape/Townscape Character	Adjoins Heritage Coast.	

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for 0-5 years		
Suitability	Yes		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	2 units	Potential Density	25 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take approx 1year.		
Conclusion	A developable site (subject to policy change)		

CROSSWAYS



Key

-  Sites with planning permission
-  Included SHLAA sites
-  Flood Risk Zone 3
-  Flood Risk Zone 2

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planning policy.

CROSSWAYS

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Land at Woodsford Fields	53	Yes	Yes – planning permission has been obtained.	Yes – under construction	0-5

MINOR PLANNING PERMISSIONS

Site Address	Number of dwellings	Under Construction
Land Adjacent To 26 Egdon Glen, Crossways, Dorchester,	1	
48 Dick O Th Banks Road, Crossways, Dorchester,	1	
25 DICK O TH BANKS ROAD, CROSSWAYS, DORSET, DT2 8BJ	1	

INCLUDED SHLAA SITES

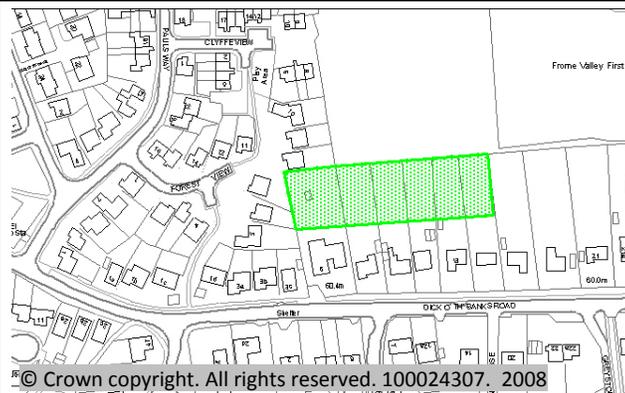
Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/040/0002	Gardens at 5-15 Dick O The Banks Road	5	✓	6-10	Council Identified
1/040/0008	Gardens at 19-27 Green Lane	8	✓	6-10	Council Identified
1/040/0013	Land at the Rectory, 17 Dick O' the Bank Road	5	✓	6-10	Council Identified
1/040/0015	Gardens at 27-33 Dick O' the Banks Road	4	✓	6-10	Council Identified
1/040/0026	Land at Woodsford Fields	400	✗	6-15	Submitted

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1/040/0024	Land south of Warmwell Road	700	×	6-15	Submitted
1/134/0025	Land to the West of Frome Valley Road	170	×	6-15	Submitted
1/09/040/0001	Land at Tavern Social Club	25	✓	0-5	Council Identified

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/040/0002
Site Name	Gardens at 5-15
Site Address	Dick O' the Banks Road
Unconstrained Site Area	0.31
Developable Site Area	0.31
Settlement	Crossways
Previously Developed Land?	No
Current Land Use	Gardens

Planning Status	
Planning History	Some neighbouring properties have planning permission for dwellings in back gardens
Ownership	Unknown. Multiple.

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk	
Access	Highways objections – no suitable access	Access would need to be constructed through or adjacent to one of the existing properties.
Contamination	Unknown	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character	Back garden plots so would not be feasible to have high density.	

Relevant Planning Policy	Within Development Boundary and Heathlands Consultation Area
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Availability	Unknown – may come forward ad hoc rather than in one package
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Suitability	Yes – dependent on design and access & contribution
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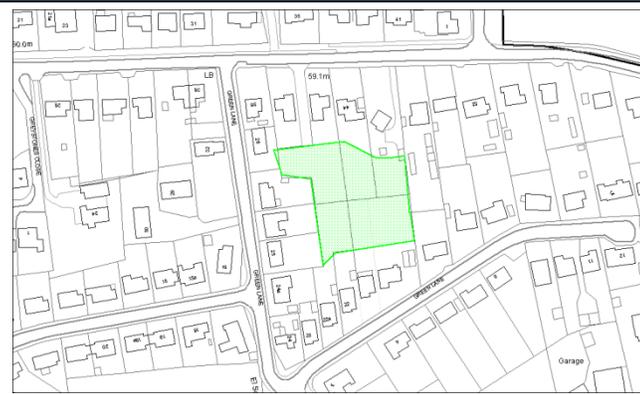
Achievability	Yes – development would be viable in this location
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Estimate of Potential	6 units	Potential Density	19 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop
Conclusion	A developable site subject to suitable access

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/040/0008	
Site Name	Gardens at 19-27	
Site Address	Green Lane	
Unconstrained Site Area	0.28	
Developable Site Area	0.28	
Settlement	Crossways	
Previously Developed Land?	No	
Current Land Use	Gardens	

Planning Status

Planning History	40-42 Dick O' The Banks Road - 2 bungalows refused on appeal 2007 on grounds of low density and failure to provide affordable housing. Demolish bungalow and erect 2 chalet bungalows - refused 2007 on grounds of unduly cramped development.
Ownership	Multiple owners

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Potential – would need investigation	
Contamination	Historic landfill buffer	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character	Planning decision states that a comprehensive development approach is needed.	A sensitive and comprehensive development that makes the best use of the land available

Relevant Planning Policy	Within Development Boundary and Heathlands Consultation Area
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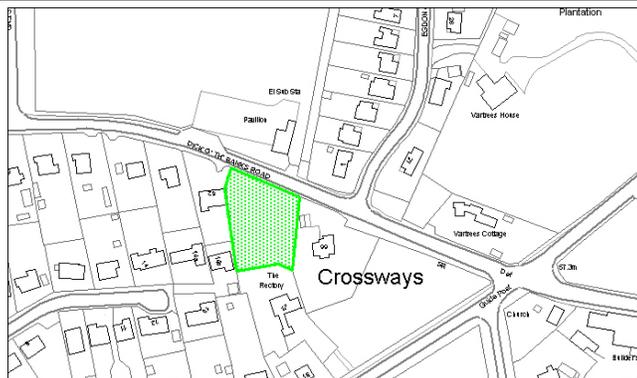
Availability	Possibly – site has history of planning permission
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Suitability	Yes – dependent on design & contribution
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Achievability	Yes – development would be viable in this location		
Estimate of Potential	6 units	Potential Density	22 dph
Comments:	Actual planning permission may be for less because of character of area		
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/040/0013
Site Name	Land at the Rectory
Site Address	Dick O' the Banks Road
Unconstrained Site Area	0.15
Developable Site Area	0.15
Settlement	Crossways
Previously Developed Land?	No
Current Land Use	Gardens

Planning Status

Planning History	Planning application for two dwellings - withdrawn
Ownership	Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk	
Access	Potential – would need investigation	
Contamination	Historic landfill buffer	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character	Attractive open space, but has potential for development. TPOs on site.	Development would need to protect trees on site

Relevant Planning Policy	Within Development Boundary and heathlands consultation area
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Availability	Yes – owner has recently applied for planning permission
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Suitability	Yes – dependent on design & contribution
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	3 units	Potential Density	20 dph
Comments:	Actual planning permission may be for less because of character of area		
Delivery/Phasing	Developable within 6-10 years – approx 1 year to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/040/0015
Site Name	Gardens at 27-33
Site Address	Dick O' the Banks Road
Unconstrained Site Area	0.26
Developable Site Area	0.26
Settlement	Crossways
Previously Developed Land?	No
Current Land Use	Gardens

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Planning Status	
Planning History	Bungalows completed in back gardens of 21 and 25. No.17 permission for bungalow in back garden
Ownership	Unknown - multiple

Constraints		Possible Mitigation
Topography/Ground Condition	Level.	
Flood Risk	Low flood risk	
Access	Highways objections – no suitable access	Access would need to be constructed through or adjacent to one of the existing properties.
Contamination	Unknown	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character	Back garden plots so would not be viable to have high density.	

Relevant Planning Policy	Within Development Boundary & Heathlands consultation area
---------------------------------	--

Availability	Unknown
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Suitability	Yes – dependent on design & contribution
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	4 units	Potential Density	15 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – approx 1 year to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:		1/134/0026
	Site Name		Woodsford Fields
	Site Address		
	Unconstrained Site Area		20.44
	Developable Site Area		20.44 – should allow for mixed uses and Heathland mitigation
	Settlement		Crossways
	Previously Developed Land?		No
	Current Land Use		Agricultural Land
Planning Status			
Planning History		Previous development brief for this site	
Ownership		In one ownership	
Constraints		Possible Mitigation	
Topography/Ground Condition		Site slopes down to north where it is bordered by the railway.	Advance strategic planting including tree planting on more elevated areas.
Flood Risk		Low flood risk.	
Access		Potential – would need investigation. Highways Agency have strong concerns over a high level of development at Crossways.	Provision of reasonably direct & attractive pedestrian cycle link to the station.
Contamination		Unknown. Partly historic landfill buffer	
Existing Infrastructure		Bordering residential	
Landscape/Townscape Character		Due to the sloping landform and very flat, open floodplain landscape to the north this site would have a significant visual impact from the far side of the River Frome Valley.	
Relevant Planning Policy		Outside the Development Boundary, within Heathlands mitigation zone	
Availability		Yes – Site has been put forward for SHLAA study for within next 5 years	
Suitability		Yes – providing that landscaping and access issues can be resolved & suitable heathland mitigation provided.	
Achievability		Yes – development would be viable in this location	
Estimate of Potential		400 units	Potential Density
			27 dph – but allowing for open space, buffering etc
Comments:		Will need to modify area to take account of strategic open space and buffer along railway	
Delivery/Phasing		Developable within 6-15 years (subject to policy change) subject to mitigation of heathland impacts. Would take approx 10 years.	
Conclusion		A developable site subject to policy change and mitigation of heathland impacts	

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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:	1/040/0024
	Site Name	Land south of
	Site Address	Warmwell Road
	Unconstrained Site Area	32.5
	Developable Site Area	32.5 - should allow for mixed uses and Heathland mitigation
	Settlement	Crossways
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Planning Status	
Planning History	None for residential
Ownership	In one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Quite flat and well contained.	
Flood Risk	Low flood risk.	
Access	Potential – would need investigation. Highways Agency have strong concerns over a high level of development at Crossways.	Traffic management on Warmwell Road to the station
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Development could be accommodated with minimal wider landscape and visual impact. Visual envelope of development well contained in all directions, or good potential to contain by additional screening planting. On opposite side of main road from the main part of the village.	

Relevant Planning Policy	Outside the Development Boundary, within Heathlands Consultation Area		
Availability	Yes – Site has been put forward for SHLAA study for between 10-15 and after 15 year period		
Suitability	Yes – providing access & Heathland issues can be resolved		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	700 units	Potential Density	
Comments:			
Delivery/Phasing	Developable within 6-15 years. Would take approx 15-20 years.		
Conclusion	A developable site subject to policy change and suitable mitigation of heathland impacts		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:		1/134/0025	
	Site Name			
	Site Address		Land to the West of Frome Valley Road	
	Unconstrained Site Area		8.25	
	Developable Site Area		6.6	
	Settlement		Crossways	
	Previously Developed Land?		No	
	Current Land Use		Agricultural Land	
Planning Status				
Planning History		None for residential		
Ownership		In one ownership		
Constraints		Possible Mitigation		
Topography/Ground Condition	<p>Site slopes down gradually to north. Development on the higher points of this site would have significant adverse landscape impacts. Northern half of this site is undulating with a lower dipped area running north to south. The site has a local high point/ridge running around the eastern edge of the site. In Heathlands mitigation zone (within 5km from protected heathland) development would only be acceptable if mitigation provided in form of alternative open space.</p> <p>A small amount of gravel has been worked from this area in the past but there is unlikely to be any further working.</p>		Advance Strategic Planting	
Flood Risk	Low flood risk.			
Access	Potential – would need investigation. Highways Agency have strong concerns over a high level of development at Crossways.			
Contamination	Unknown. Partly historic landfill buffer			
Existing Infrastructure	Bordering residential			
Landscape/Townscape Character				
Relevant Planning Policy	Outside the Development Boundary & Heathlands Consultation Zone			
Availability	Yes – Site has been put forward for SHLAA study for between 10-15 and after 15 year period			
Suitability	Yes – providing Heathland mitigation can be achieved.			
Achievability	Yes – development would be viable in this location			
Estimate of Potential	170 dwellings	Potential Density		
Delivery/Phasing	Developable within 6-15 years. Would take approx 4 years.			
Conclusion	A developable site subject to policy change and subject to mitigation of heathland impacts			

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES

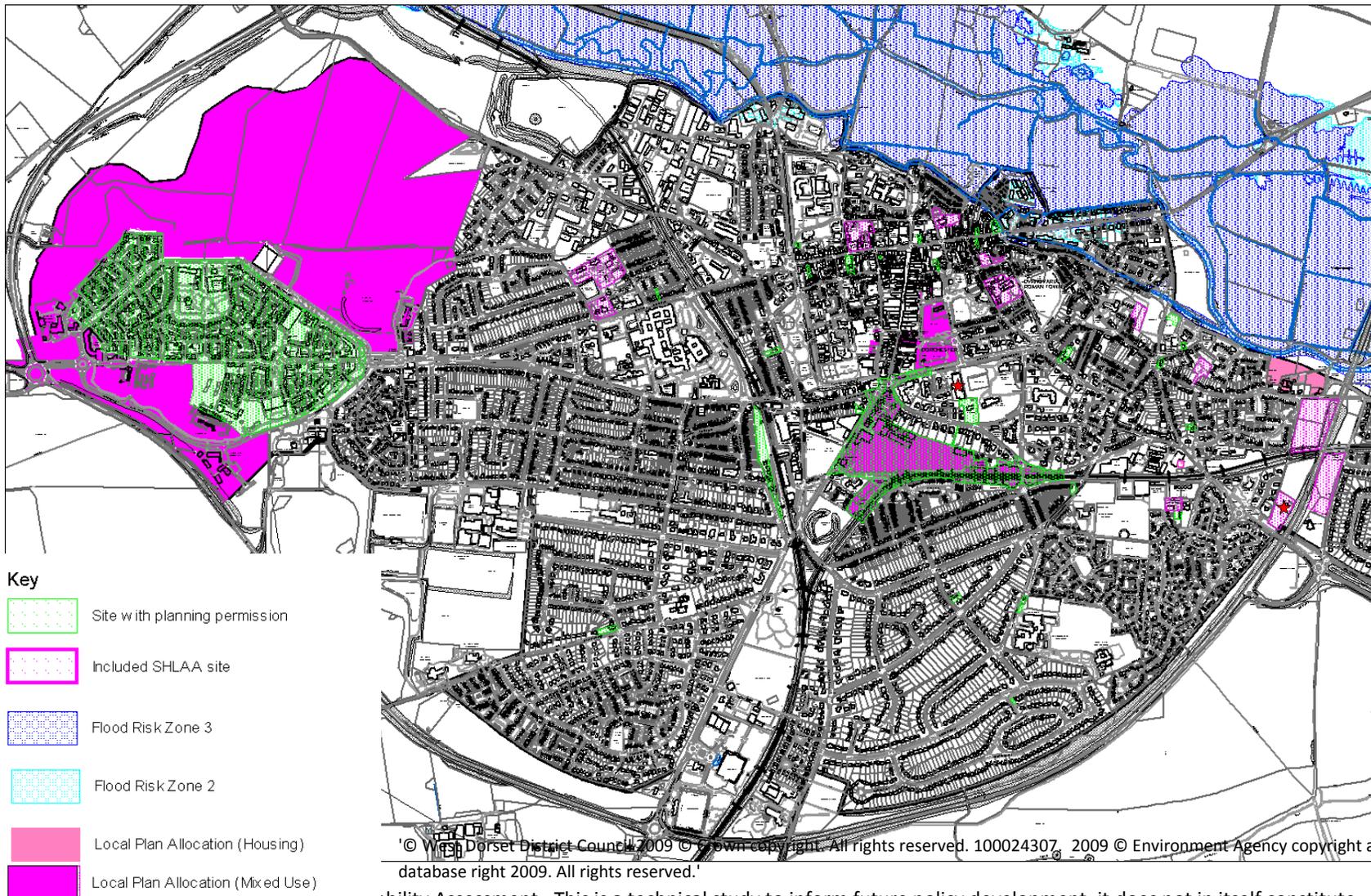
 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/09/040/0001
	Site Name	Land at Tavern Social Club
	Site Address	
	Unconstrained Site Area	0.39ha
	Developable Site Area	0.39ha
	Settlement	Crossways
	Previously Developed Land?	Yes
	Current Land Use	Social Club and car park
Planning Status		
Planning History	Current undecided planning application for affordable housing	
Ownership	In one ownership	

Constraints	Possible Mitigation
Topography/Ground Condition	Site is flat
Flood Risk	Low flood risk.
Access	Potential – access exists for car park
Contamination	Unknown.
Existing Infrastructure	Bordering residential
Landscape/Townscape Character	Corner site in a largely low density area. Would need careful design to fit into the fabric of the village.

Relevant Planning Policy	Within the Development Boundary & Heathlands Consultation Area
Availability	Yes – site is subject to a current planning application
Suitability	Yes – dependent on design & contribution to Heathlands management
Achievability	Yes – development would be viable in this location

Estimate of Potential	25	Potential Density	65dph
Comments:			
Delivery/Phasing	Deliverable with 5 years		
Conclusion	A deliverable site		

DORCHESTER



ability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

DORCHESTER

LOCAL PLAN ALLOCATIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Trinity Street	15	Yes – dependent on design and best use of land	Yes – history of planning applications	Yes – development would be viable in this location	0-5
Charles Street	18 (reduced from 50 in Local Plan to reflect emerging work on application. All affordable homes)	Yes	Yes – developer working towards planning application	Yes - development would be viable in this location	0-5
Land to North of St Georges Rd	36	Yes – dependent on design and access	Yes - Response from landowner - commencing 09-10 - 2 years to complete	Yes – development would be viable in this location	0-5
Poundbury, North and South Action Areas	1200	Yes dependent on design	Yes – landowner working towards planning application	Yes – development is viable in this location	0-15

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Former Eldridge Pope Brewery Site, Weymouth Avenue	600	Yes	Yes	Developer response - deliverable in 3.5 - 4.5 years at 150-200 per year	0-5
53 High East Street	12	Yes	Yes	Yes	0-5

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

York House, York Rd	11	Yes	Yes	Yes	0-5
Land at Kings Road / Lubbecke Way	11	Yes	Yes	Yes	0-5
Adj Edward Rd	79	Yes	Yes	Ground works progressing	0-5
Plots 2.84 & 2.85, South of Bridport Road, Poundbury	20	Yes	Yes	Under Construction	0-5
Sector 3.02B, Poundbury Phase 2 Section E	31	Yes	Yes	Under Construction	0-5
Poundbury Section E, Plot 2.99, Harewood Road	15	Yes	Yes	Yes	0-5
Plot 4.00B, Peverell Avenue West	28	Yes	Yes	Yes	0-5
Poundbury South West Quadrant	229	Yes	Yes	Yes	0-5
Queen Mother Square, Poundbury	80	Yes	Yes	Yes	0-5
Plot 2.93/2.99/3.04	50	Yes	Yes	Yes	0-5

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
9 High East Street, Dorchester,	3	
Land At Little Britain, Dorchester,	1	
Plot Adjacent To 11 Rothesay Road, Dorchester	1	
15 Cornwall Road, Dorchester, Dorset,	1	
PURLANDS FARM, BRIDPORT ROAD, DORCHESTER, DT2 9DS	1	

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

6 WEYMOUTH AVENUE, DORCHESTER, DT1 1QS	4	
UNITS 5-10, SECTOR 2.86, POUNDBURY	6	
UNITS 7-8, SECTOR 2.84A & UNITS 8-9 SECTOR 2.84B, POUNDBURY	4	
BUILDINGS 1, SECTOR 3.02B POUNDBURY, DORCHESTER	2	
36 High West Street	4	
21-22, High West Street	2	
3, Durngate Street, Dorchester	1	
28 High East Street	1	
2 Colliton Walk	1	✓
7, Barnes Way	5	
Land Adj. 80, Mellstock Avenue	2	Developer response - commencing 08-09 - 1 year to complete
Land Adj, Fordington Farm, Alington Avenue	2	Developer response - commencing 10-11 - 1 year to complete
Tom Brown's PH, 47 High East St.	1	
1-3, Kings Road	1	
188 Monmouth Road	1	
Pridport, Plot 2.90, Bridport Road, Poundbury	3	
41, Bridport Road, Dorchester	1	
23, Damers Road, Dorchester	1	
44 Maiden Castle Road	1	Developer response - commencing 08-09
25-26 Icen Way	1	

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

Garage, Ackerman Road	1
Suite E, Georgian House, Trinity Street	1

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/042/0001	6-8 Eddison Avenue	1	✓	0-5	Submitted
1/042/0001	Adj St Georges Church Cemetary	10	✓	6-10	Council Identified
1/042/0003	Land Adj The Barn, Little Britain	10	✓	6-10	Council Identified
1/042/0026	Fordington Farm, Armada Way	7	✓	6-10	Council Identified
1/042/0080	Old Industrial Blgs. Salisbury Walk	30	✓	6-10	Council Identified
1/042/0081	Garages and carpark, Friary Lane	11	✓	6-10	Council Identified
1/08/042/0005	Stratton House Campus	19	✓	6-10	Council Identified
1/08/042/0006	Durrgate Street car park	9	✓	6-10	Council Identified
1/09/042/0001	Land at Wessex Water Depot	50	✓	6-10	Council Identified
1/09/042/0002	Land at Louds Piece	8	✓	0-5	Council Identified
1/042/0011	Land SE of A35, Syward Road	30	✓	6-10	Council Identified
1/042/0009	Land adj north west A35, St Georges Road	45	✓	6-10	Council Identified

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

BROAD LOCATIONS (FOR 3000 URBAN EXTENSION TO DORCHESTER)

See Appendix E

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/08/042/0001
Site Name	6-8 Eddison Avenue
Site Address	Eddison Avenue
Unconstrained Site Area	0.03
Developable Site Area	0.03
Settlement	Dorchester
Previously Developed Land?	Partly
Current Land Use	Vacant/Garage

Planning Status

Planning History	None
Ownership	Two landowners

Constraints

Constraints	Possible Mitigation
Topography/Ground Condition	Slight slope towards road
Flood Risk	Low flood risk
Access	Potential
Contamination	Unknown
Existing Infrastructure	Bordering residential
Landscape/Townscape Character	Design appropriate to the character of the area.

Relevant Planning Policy

Within Development Boundary.

Availability

Yes – within 0-5 years

Suitability

Yes – dependent on design

Achievability

Yes – development would be viable in this location

Estimate of Potential

1 units

Potential Density

33 dph

Comments:**Delivery/Phasing**

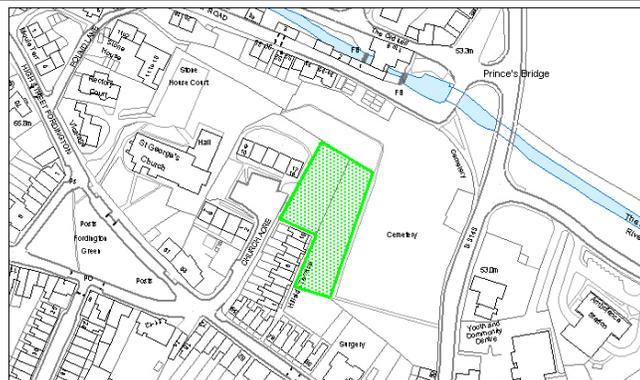
Deliverable and developable within 5 years - approx 1 year to develop

Conclusion

A deliverable site

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 200/10 REPORT – INCLUDED SITES



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Site Reference Number:	1/042/0001
Site Name	Adj St Georges Church Cemetery
Site Address	Hillside Terrace
Unconstrained Site Area	0.2
Developable Site Area	0.2
Settlement	Dorchester
Previously Developed Land?	No
Current Land Use	Vacant

Planning Status

Planning History

None

Ownership

Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Flat but on top of hill,	
Flood Risk	Low flood risk	
Access	Potential – would need investigation	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Conservation area. Issues with visibility and views of St George's Church.	Sensitive design and protection of important views.

Relevant Planning Policy

Within Development Boundary

Availability

Unknown

Suitability

Yes – dependent on design and visibility

Achievability

Yes – development would be viable in this location

Estimate of Potential

10 units

Potential Density

50 dph

Comments:**Delivery/Phasing**

Developable within 6-10 years - approx 1 year to develop

Conclusion

A developable site

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/042/0003		
Site Name	Land adj The Barn		
Site Address	Little Britain		
Unconstrained Site Area	0.21		
Developable Site Area	0.19 (less access)		
Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Parking		

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Planning Status	
Planning History	Permission granted for parking of commercial and other vehicles
Ownership	1 owner

Constraints		Possible Mitigation
Topography/Ground Condition	Flat partially paved. SSSI 400m buffer	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character		Appropriate design

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Unknown
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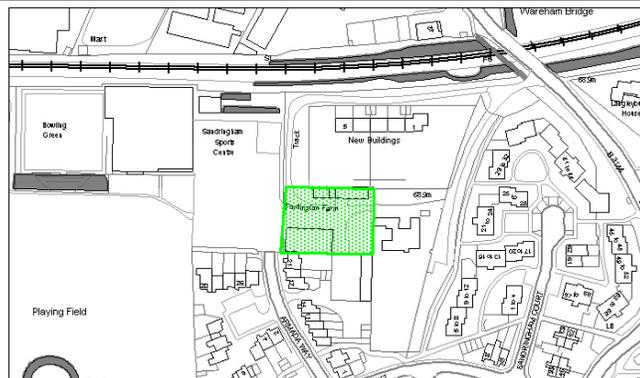
Suitability	Yes – dependent on design
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	10 units	Potential Density	53 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusion	A developable site		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/042/0026
Site Name	Fordington Farm
Site Address	Armada Way
Unconstrained Site Area	0.16
Developable Site Area	0.16
Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Vacant

Planning Status

Planning History	None
Ownership	1 owner

Constraints		Possible Mitigation
Topography/Ground Condition	Flat. Ground Water Source Protection Zone	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character		

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Unknown
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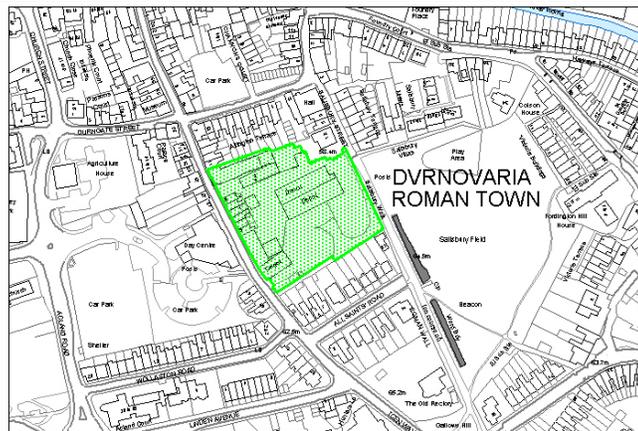
Suitability	Yes – dependent on design
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	7 units	Potential Density	43 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop		
Conclusion	A developable site		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:		1/042/0080
Site Name		Old Industrial Buildings
Site Address		Salisbury Walk
Unconstrained Site Area		0.68
Developable Site Area		0.44 (33% of site taken off for mixed use)
Settlement		Dorchester
Previously Developed Land?		Yes
Current Land Use		Partly employment partly vacant

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Planning Status	
Planning History	None
Ownership	Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Probably existing	
Landscape/Townscape Character	Within conservation area	Would need sensitive design to protect setting of Salisbury Field. Would need to maintain element of employment in redevelopment

Relevant Planning Policy	Within Development Boundary
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Availability	Unknown
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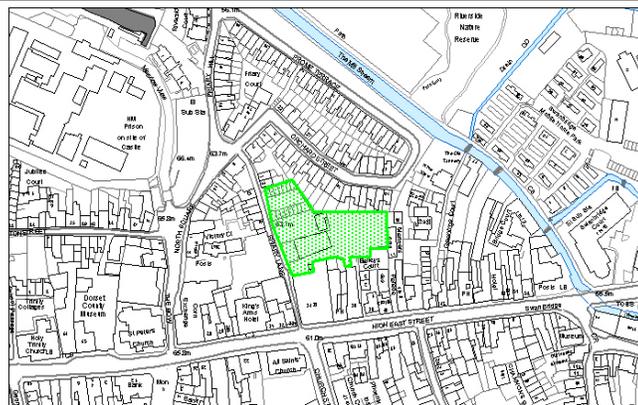
Suitability	Yes – dependent on design
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	30 units	Potential Density	66 dph
Comments:	Flats		
Delivery/Phasing	Developable within 6-10 years – approx 1 year to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT – INCLUDED SITES



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Site Reference Number:	1/042/0081	
Site Name	Garages and car park	
Site Address	Friary Lane	
Unconstrained Site Area	0.27ha	
Developable Site Area	0.17ha (33% taken off for mixed uses)	
Settlement	Dorchester	
Previously Developed Land?	Yes	
Current Land Use	Car park and garages	

Planning Status	
Planning History	None
Ownership	Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Existing	
Landscape/Townscape Character	Partly in Town Centre Area. Conservation area. Adjacent to listed buildings	Would need to maintain element of employment in redevelopment

Relevant Planning Policy	Within Development Boundary
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Availability	Unknown
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Suitability	Yes – dependent on design
--------------------	---------------------------

Achievability	Yes – development would be viable in this location
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Estimate of Potential	11 units	Potential Density	65 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop
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Conclusion	A developable site
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SHLAA 2009/10 REPORT – INCLUDED SITES



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Site Reference Number:	1/08/042/0005
Site Name	Stratton House Campus
Site Address	High West Street
Unconstrained Site Area	0.59
Developable Site Area	0.38ha (66% taken off for mixed uses)
Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	District Council Offices

Planning Status		
Planning History	None for housing	
Ownership	West Dorset District Council	
Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Existing	
Landscape/Townscape Character	Within Town Centre Area. Within Conservation area. Listed buildings.	The need to retain existing buildings would limit the amount of new build housing that could be achieved on site.
Relevant Planning Policy	Within Development Boundary. Policy ET1 (Retention of Employment Uses)	

Availability	Yes – Subject to District Council relocating
---------------------	--

Suitability	Yes – dependent on design and impact on listed buildings using historic townscape analysis. Conversion and re-use of existing buildings – limited potential for new build.
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	19 units	Potential Density	50 dph
Comments:	There is the potential to convert former houses back to residential use subject to the loss of employment floorspace being acceptable. There is also the possibility to reinstate a row of cottages onto Colliton Street but a detailed Historical Townscape Assessment is needed.		

Delivery/Phasing	Developable within 6-10 years - approx 2 years to develop
Conclusion	A developable site for mixed use.

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SHLAA 2009/10 REPORT – INCLUDED SITES



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Site Reference Number:	1//08/042/0006		
Site Name	Durngate Street Car Park		
Site Address	Durngate Street		
Unconstrained Site Area	0.14		
Developable Site Area	0.14		
Settlement	Dorchester		
Previously Developed Land?	Yes		
Current Land Use	Car park and garages		

Planning Status	
Planning History	None
Ownership	West Dorset District Council

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk	
Access	Existing	
Contamination	Unknown	
Existing Infrastructure	Existing	
Landscape/Townscape Character	In Town Centre Area. Conservation area. Adjacent to listed buildings. Loss of car parking.	

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Unknown
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Suitability	Yes – dependent on design
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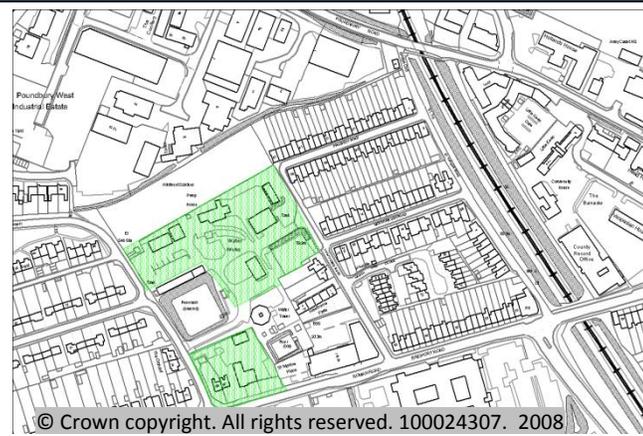
Achievability	Yes – development would be viable in this location
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Estimate of Potential	9 units	Potential Density	62 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years - approx 1 year to develop
Conclusion	A developable site

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1//09/042/0001
Site Name	Wessex Water and Fire Station Site
Site Address	Bridport Road
Unconstrained Site Area	1.97ha
Developable Site Area	1.038ha
Settlement	Dorchester
Previously Developed Land?	Yes
Current Land Use	Wessex Water Depot and Fire Station site

Planning Status

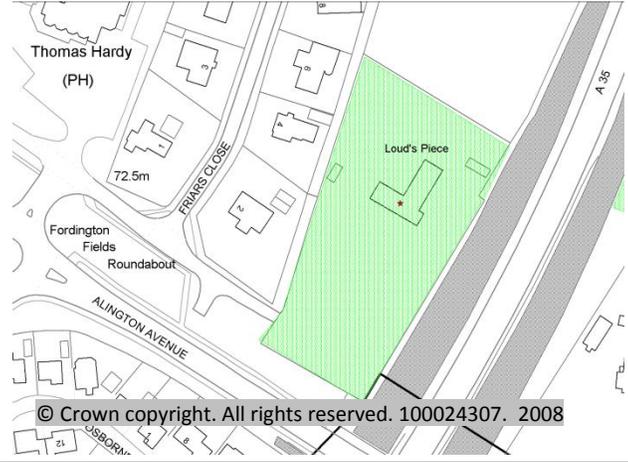
Planning History	None recently for housing although a pair of houses is included on site.
Ownership	Known but not put forward

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping (to north)	
Flood Risk	Low flood risk	
Access	Existing – would potentially need improvement	Alternative access may be available as the site fronts onto Hawthorn Road and Poundbury Crescent.
Contamination	Unknown	
Existing Infrastructure	Adjacent to residential therefore likely to be existing.	
Landscape/Townscape Character	Moderate to high density development adjacent to site (mix of two storey houses and flats) so potential capacity for flats. Employment site at present so potential for mixed use. The water tower is a listed building.	Mixed use development with the potential to retain the depot on a reduced area. Design will need to be sympathetic to the listed building.
Relevant Planning Policy	Within Development Boundary	
Availability	Dependent on depot moving in the long term or made more compact – Loss of open areas. Fire station site currently vacant.	
Suitability	Yes – dependent on design	
Achievability	Yes – development would be viable in this location	

Estimate of Potential	50 units	Potential Density	48 dph – mixed use
Comments:			
Delivery/Phasing	Developable within 6-10 years - approx 2 years to develop		
Conclusion	A developable site		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES

	Site Reference Number:	1//09/042/0002
	Site Name	Louds Piece
	Site Address	Alington Avenue
	Unconstrained Site Area	0.45ha
	Developable Site Area	0.45ha
	Settlement	Dorchester
	Previously Developed Land?	Partly
	Current Land Use	House and garden
Planning Status		
Planning History	Previous application for housing turned down	
Ownership	Known but not put forward for SHLAA	

Constraints		Possible Mitigation
Topography/Ground Condition	Very gently sloping.. Archaeological potential on site.	Archaeological survey
Flood Risk	Low flood risk	
Access	Existing – would need improvement	
Contamination	Unknown. Potential issues with noise from the A35.	Noise assessment
Existing Infrastructure	Residential therefore likely to be existing.	
Landscape/Townscape Character	Previous higher density scheme refused due partly to over development and potential loss of trees	Low density scheme in keeping with the character of the area and to allow retention of mature vegetation on the site

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Yes
Suitability	Yes – dependent on design
Achievability	Yes – development would be viable in this location

Estimate of Potential	8 units	Potential Density	17dph
Comments:			

Delivery/Phasing	Deliverable with 5 years. 1 year to develop.
Conclusion	A deliverable site

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/042/0011
Site Name	Land south east of A35
Site Address	Syward Road
Unconstrained Site Area	1.01
Developable Site Area	1.01
Settlement	Dorchester
Previously Developed Land?	No
Current Land Use	Pony paddock

Planning Status

Planning History

None

Ownership

One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Undulating slightly, gentle north facing slope. Ground Water Source Protection Zone. SSSI 400m buffer. Ground level 0.5 – 1m above road.	
Flood Risk	Low flood risk	
Access	Not existing but potential from Syward Road	
Contamination	Noise from bypass.	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Severed from the existing settlement by bypass & railway but adj. to residential to west & south, open to north. Visually well contained. Adjacent to railway line and A35.	Noise buffering would take up some of site

Relevant Planning Policy

Within Development Boundary

Availability

Unknown

Suitability

Yes – dependent on design and access

Achievability

Yes – development would be viable in this location

Estimate of Potential

30 units

Potential Density

30 dph

Comments:**Delivery/Phasing**

Developable within 6-10 years – approx 1.5 year to develop

Conclusion

A developable site – dependent on access

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/042/0009
Site Name	Adj North West A35
Site Address	St Georges Road
Unconstrained Site Area	1.48
Developable Site Area	1.48
Settlement	Dorchester
Previously Developed Land?	No
Current Land Use	Pony paddock (very over grazed)

Planning Status	
Planning History	None
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	North facing moderate slope. Ground Water Source Protection Zone. SSSI 400m buffer	Important to retain peripheral vegetation.
Flood Risk	Low flood risk	
Access	No acceptable access at present	Possibly through Georges Road site
Contamination	Noise from A35.	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Related to existing settlement. Visually well contained. Adjacent to railway line and A35.	Noise buffering would take up some of site

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Unknown
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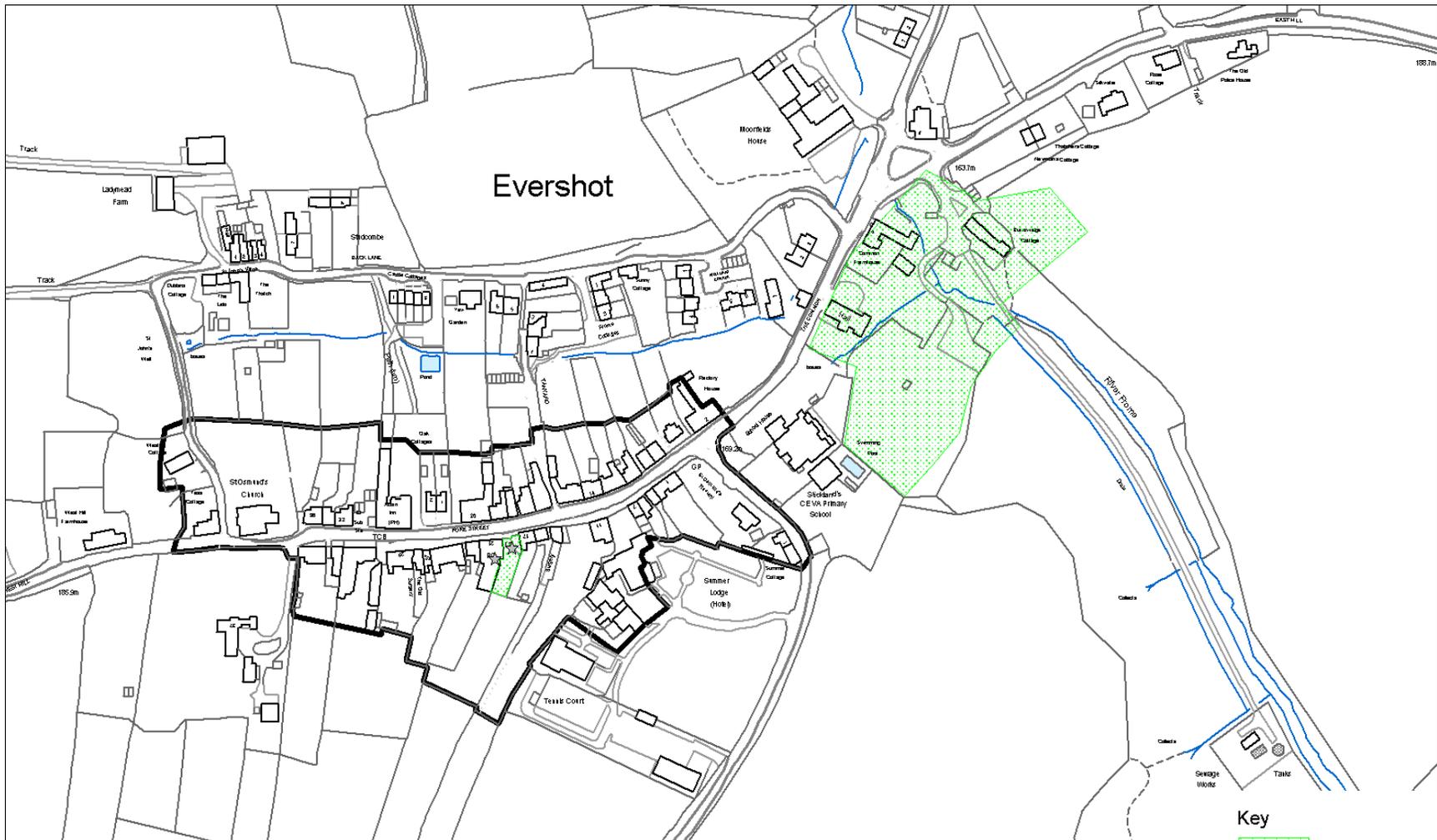
Suitability	Yes – dependent on design and access
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	45 units	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – approx 2 year to develop		
Conclusion	A developable site – dependent on access		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

EVERSHOT



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- Key**
- Sites with planning permission
 - Included SHLAA sites
 - Flood Risk Zone 3
 - Flood Risk Zone 2

EVERSHOT

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Part OS 5857, Common Farm, The Common	25	Site is outside the Defined Development Boundary	Owner unwilling to proceed with out of date layout and unwanted employment mix in current market	Developer response - up to 11 dwellings - 5-10 years; 12-18 dwellings 10-25 year; 19-24 dwellings 10-50 years	Not included

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
19 Fore Street	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

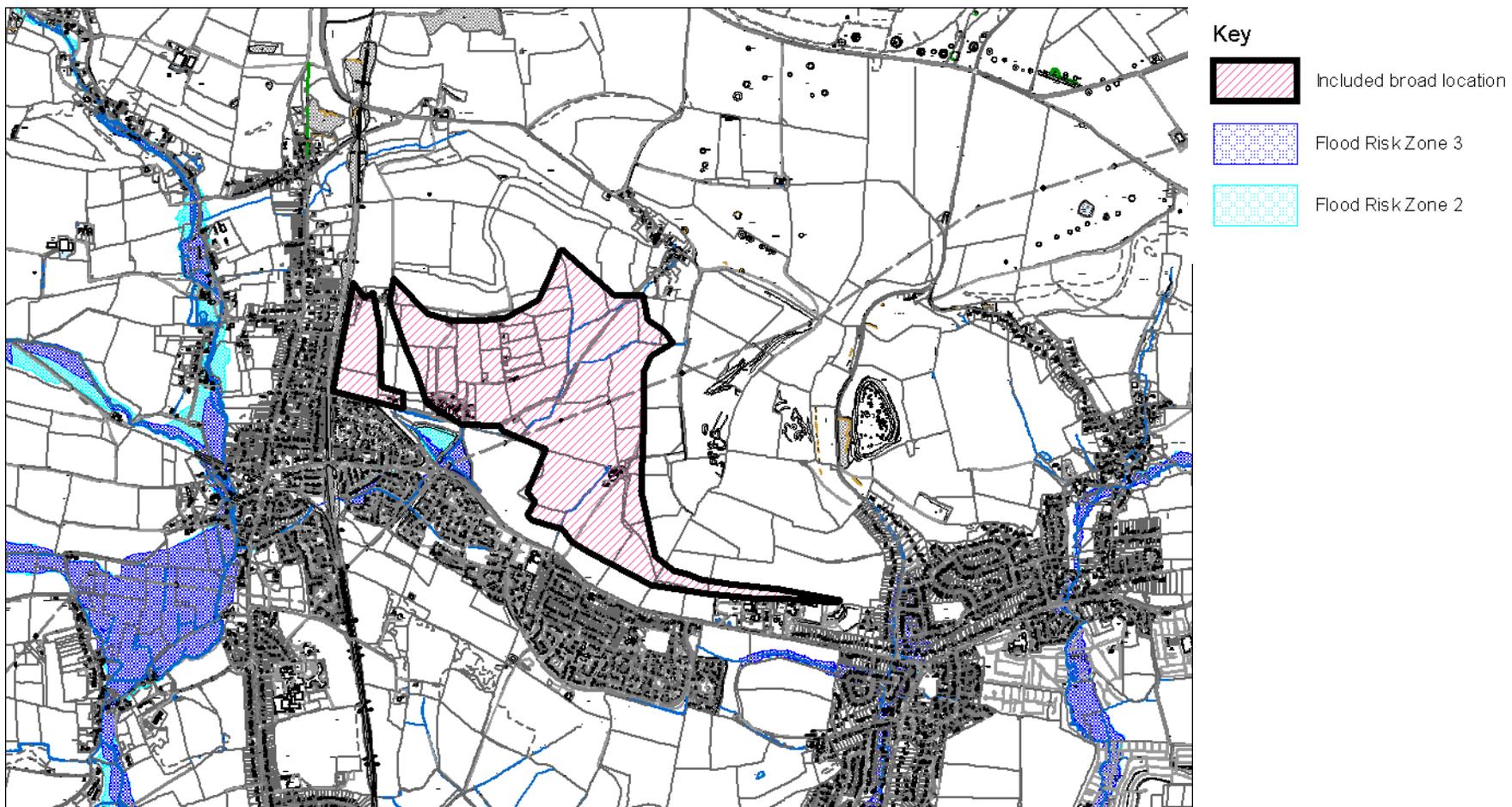
No rural exception sites

INCLUDED SHLAA SITES

No included SHLAA sites

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LITTLEMOOR



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LITTLEMOOR (WITHIN WEST DORSET)

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

No minor planning permissions

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

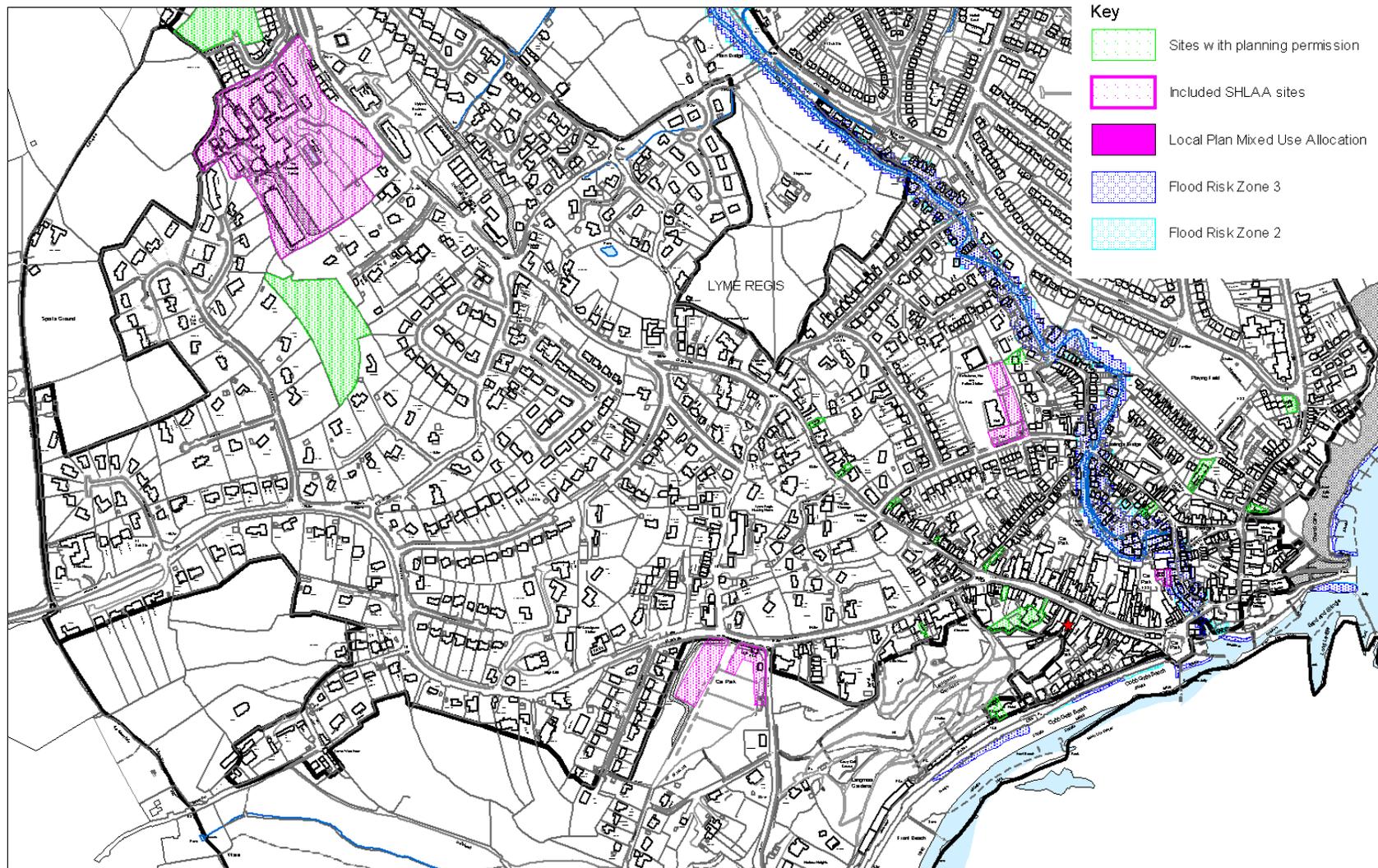
INCLUDED SHLAA SITES

See Broad Locations

BROAD LOCATION (FOR 700 URBAN EXTENSION TO WEYMOUTH)

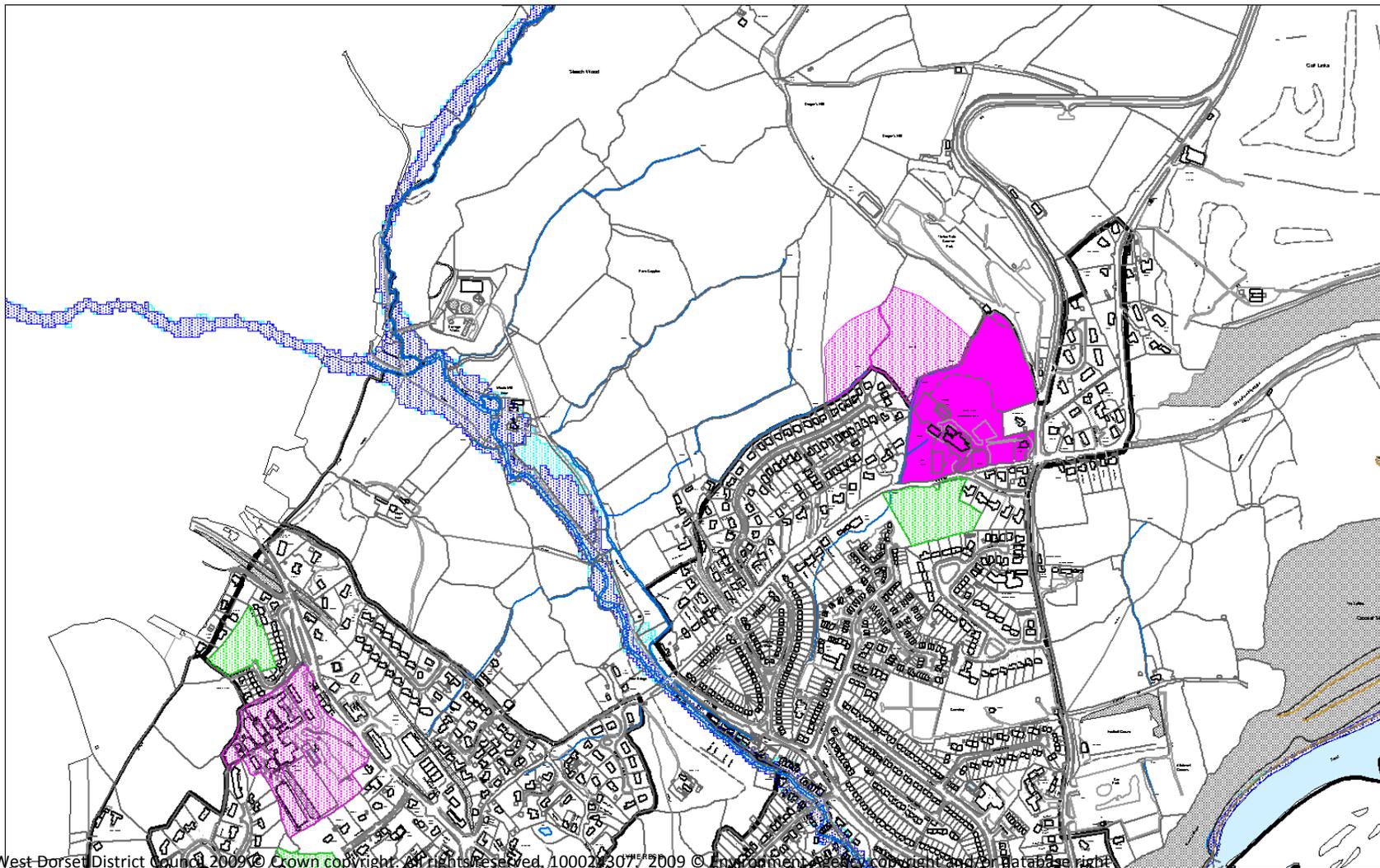
See Appendix E

LYME REGIS - SOUTH



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 planning policy.

LYME REGIS - NORTH



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LYME REGIS

LOCAL PLAN ALLOCATIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Woodberry Down	30	Yes	Yes - Response from land owner - commencing 09-10	Yes – dependent on viability of land stability measures	0-5

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Queens Walk/Colway Lane	37	Yes	Yes	Yes	0-5
OS 1083, Adj Woodroffe School, Uplyme Rd	14	Yes	Yes	Under Construction - developer response	0-5

MINOR PLANNING PERMISSIONS

Site Address	No of Dwellings	Under Construction
Holmcroft, 24 High Street	9	
Smugglers Yard, rear of 30, Broad Street	6	Developer response - complete between 10-11
30, Broad Street	2	✓
Unit 2 & 3, Russell House, Lym Close	2	
57 Church St.	1	

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8 Coombe Street (Armada House)	1
Arden, Hill Road	1
50, Silver Street	1
36-37, Silver Street, Lyme Regis	1
4 Dolphin Close	1
Bay hotel annex, marine parade,	1
12 Broad Street	1
RUSSELL HOUSE, LYM CLOSE, LYME REGIS,	2
30 Silver Street	1
34 Broad Street	1
St Michaels House, Pound Street	1
60 Anning Road	1

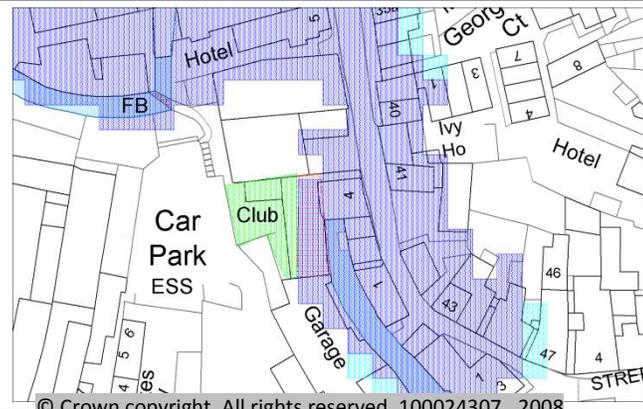
INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/069/0004	The Arched House, 4 CoombeStreet	2	✓	0-5	Submitted
1/09/069/0001	Playing Field north of Woodberry Down	50	X	6-10	Submitted
1/09/069/0004	Woodroffe School	100	✓	11-15	Submitted by third party

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1/09/069/0006	Part of Holmbush Car Park	9	X	6-10	Submitted by third party
1/09/069/0007	Woodmead Car Park	10	✓	6-10	Submitted by third party
1/09/069/0008	Land north of Talbot road	19	X	6-10	Submitted by third party

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/08/069/0004		
Site Name	The Arched House		
Site Address	4 Coombe Street		
Unconstrained Site Area	0.03		
Developable Site Area	0.03		
Settlement	Lyme Regis		
Previously Developed Land?	Yes		
Current Land Use	House and Studio		

Planning Status	
Planning History	None
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Flat but steep drop to river	
Flood Risk	Part of site in Flood zone 3 – any additional development that would impact on this area would need to be avoided.	Flooding issues may render this site undevelopable.
Access	Narrow road.	Resolve access issues with a suitable scheme
Contamination	Unknown	
Existing Infrastructure	Bordering residential. River underneath	
Landscape/Townscape Character	Listed Building in a Conservation Area. Some potential for building but 15 flats may affect the character of the existing building.	Appropriate design if possible.

Relevant Planning Policy	Within Development Boundary
Availability	Yes – has been put forward for SHLAA for 0-5 years

Suitability	Yes – dependent on design, access and flooding issues
--------------------	---

Achievability	Yes – development would be viable in this location
----------------------	--

Estimate of Potential	2 units (net)	Potential Density	66dph
Comments:	Density may be lower dependent on design		

Delivery/Phasing	Deliverable and developable within 5 years – approx 1 years to develop
Conclusion	A deliverable site

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SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/09/069/0001
	Site Name	Playing Field north of
	Site Address	Woodberry Down
	Unconstrained Site Area	2.338ha
	Developable Site Area	1.658ha
	Settlement	Lyme Regis
	Previously Developed Land?	No
	Current Land Use	Playing Field
Planning Status		
Planning History	Previously submitted for Local Plan Inquiry – site taken out by Planning Inspector	
Ownership	One owner	

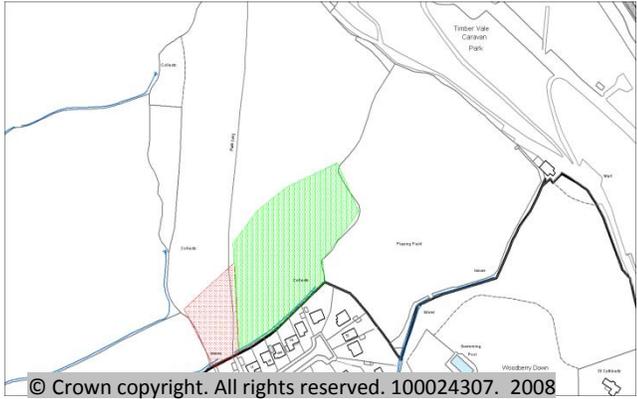
Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site. The land is steeply sloping in places and in an unstable area, potentially exacerbated by the springs on the site. Large section not suited to development.	Detailed Flood Risk Assessment and ground stability report.
Flood Risk	Low flood risk	
Access	Via Woodberry Down site. Talbot Road and Colway Lane is unsuited for additional traffic.	Vehicular access should be provided directly onto the Charmouth Road.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Loss of private playing fields. The site is within the Dorset AONB, although it is visually contained to the north, east and south and set against a backdrop of static caravans	Advance tree and hedge planting along the north and western edges of the site. High design standards.
Relevant Planning Policy	Outside Development Boundary	

Availability	Yes – within 0-5 years
Suitability	Yes – dependent on design, ground stability, access and landscaping
Achievability	Yes – development would be viable in this location

Estimate of Potential	50 units	Potential Density	30dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – approx 3 years to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:	1/09/069/0008
	Site Name	Land north of Talbot Road
	Site Address	
	Unconstrained Site Area	0.92ha
	Developable Site Area	0.64ha
	Settlement	Lyme Regis
	Previously Developed Land?	No
	Current Land Use	Agricultural field
Planning Status		
Planning History	None for housing	
Ownership	One owner – submitted by third party	

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site. The land is steeply sloping in places and in an unstable area, potentially exacerbated by the springs on the site	Detailed Flood Risk Assessment and ground stability report
Flood Risk	Low flood risk	
Access	Via Woodberry Down site. Talbot Road and Colway Lane is unsuited for additional traffic.	Vehicular access should be provided directly onto the Charmouth Road. Via adjacent Woodberry Down site.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	The site is within the Dorset AONB.	Advance tree and hedge planting along the north and western edges of the site. High design standards.
Relevant Planning Policy	Outside Development Boundary	
Availability	Yes – within 0-5 years	
Suitability	Yes – only in conjunction with Woodberry Down site and dependent on design, ground stability, access and landscaping	
Achievability	Yes – development would be viable in this location	

Estimate of Potential	19 units	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – approx 2 years to develop		
Conclusion	A developable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/069/0004	
Site Name	Woodroffe School	
Site Address		
Unconstrained Site Area	3.15ha	
Developable Site Area	3.15ha	
Settlement	Lyme Regis	
Previously Developed Land?	Yes	
Current Land Use	School	

Planning Status	
Planning History	None for housing
Ownership	One owner – submitted by third party not owner

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site. Land instability zone 1	
Flood Risk	Low flood risk	
Access	No objections from Highways Authority in principle	Suitable vehicular access
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Redevelopment of the site is not a major issue in terms of visual/landscape impact. However, the knock-on effects of school relocation must be thought of as part of the equation.	Appropriate relocation of the school in equally accessible position.

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Not in short term.
Suitability	Yes – dependent on design, ground stability, access and landscaping
Achievability	Yes – development would be viable in this location

Estimate of Potential	100 units	Potential Density	31 dph (mixed use)
Comments:			
Delivery/Phasing	Developable within 11-15 years – approx 3 years to develop		
Conclusion	A developable site subject to school moving		

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SHLAA 2009/10 REPORT –INCLUDED SITES



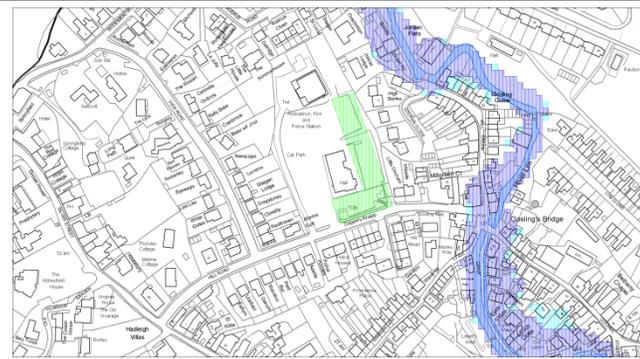
Site Reference Number:	1/09/069/0006
Site Name	Part of Holmbush car park
Site Address	Pound Street
Unconstrained Site Area	0.38ha
Developable Site Area	0.38ha
Settlement	Lyme Regis
Previously Developed Land?	Yes
Current Land Use	Car Park

Planning Status	
Planning History	None for housing
Ownership	One owner – submitted by third party

Constraints		Possible Mitigation
Topography/Ground Condition	Sloping site. Land instability zone 2	Ground stability report
Flood Risk	Low flood risk	
Access	No objections from Highways Authority in principle	Suitable vehicular access
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	It is important to retain the existing mature trees, which play an important role in terms of urban character. Within this framework, however, there is scope for the improvement of the road frontage and making a positive contribution to the urban fabric. A well judged development could therefore have a positive landscape impact. Loss of car parking major factor. Potential for frontage development onto Cobb Road. More appropriate than western side of car park entrance. Adjacent to Conservation Area.	High design standards.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Unknown – likely to be difficult due to availability of car parking in Lyme Regis	
Suitability	Yes – dependent on design, ground stability, access, loss of car parking and landscaping	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	9 units	Potential Density 30dph
Comments:	Density low due to likely landscaping requirements	
Delivery/Phasing	Developable within 6-10 years – approx 1 years to develop	
Conclusion	A developable site subject to policy change	

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/09/069/0007	
Site Name	Woodmead Car Park	
Site Address	Hill Road	
Unconstrained Site Area	0.22ha	
Developable Site Area	0.22ha	
Settlement	Lyme Regis	
Previously Developed Land?	Yes	
Current Land Use	Car Park	

Planning Status

Planning History	None for housing
Ownership	One owner – submitted by third party

Constraints

Constraints		Possible Mitigation
Topography/Ground Condition	On a higher level to houses to the east but a largely flat site. Land instability zone 2	
Flood Risk	Low flood risk	
Access	No objections from Highways Authority in principle	Suitable vehicular access
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	The site fits well into the urban context, and development would not necessitate the loss of any important features. However loss of car parking is a major issue in this area.	

Relevant Planning Policy

Within the Development Boundary

Availability

Unknown

Suitability

Yes – dependent on design, ground stability, access and landscaping

Achievability

Yes – development would be viable in this location

Estimate of Potential

10 units

Potential Density

45dph

Comments:**Delivery/Phasing**

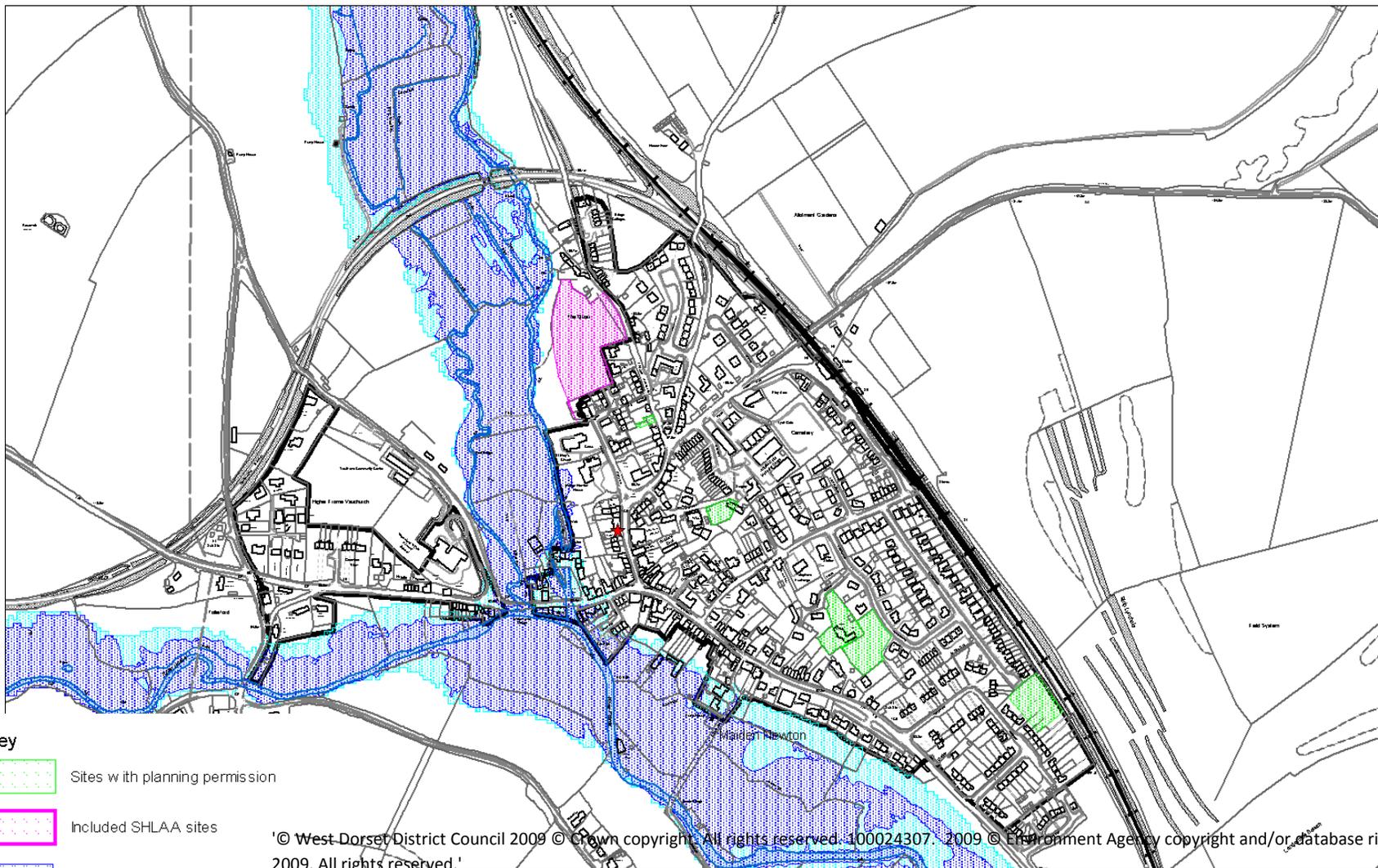
Developable within 6-10 years – approx 1 years to develop

Conclusion

A developable site

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MAIDEN NEWTON



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and Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

MAIDEN NEWTON

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
Land rear of 3-8 Frome View	6	
Bull Lane	6	✓
Kingsley Paddock and adjacent land	1	
adj 5 Chapel Lane	1	
Adj. To Vine Cottage, Cattistock Road	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

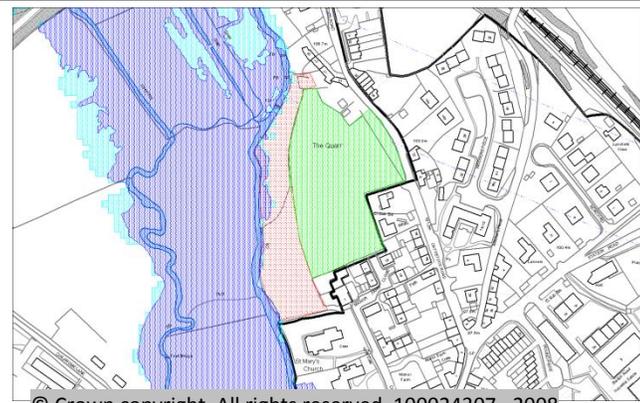
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/09/070/0002	The Quarr, off of Cattistock Road	20	✗		

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/09/070/0002		
Site Name	The Quarr		
Site Address	Off Cattistock Road		
Unconstrained Site Area			1.45ha
Developable Site Area			0.7ha
Settlement	Maiden Newton		
Previously Developed Land?	No		
Current Land Use	Agricultural Land		

Planning Status		
Planning History	None for residential	
Ownership	Unknown	
Constraints		Possible Mitigation
Topography/Ground Condition	Relatively flat, western edge slopes down to river	
Flood Risk	The area adjoins a floodplain and houses to the South have flooded	Drainage design and area adjoining floodplain should be retained as natural greenspace.
Access	Direct access would be required from Cattistock Road.	A suitable scheme for access.
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Conservation Area. Site has a semi-rural character.	

Relevant Planning Policy	Within Development Boundary
---------------------------------	-----------------------------

Availability	Unknown
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Suitability	Yes – dependent on design & suitable access
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Achievability	Yes – development would be viable in this location
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0

Estimate of Potential	20 homes	Potential Density	14 dph
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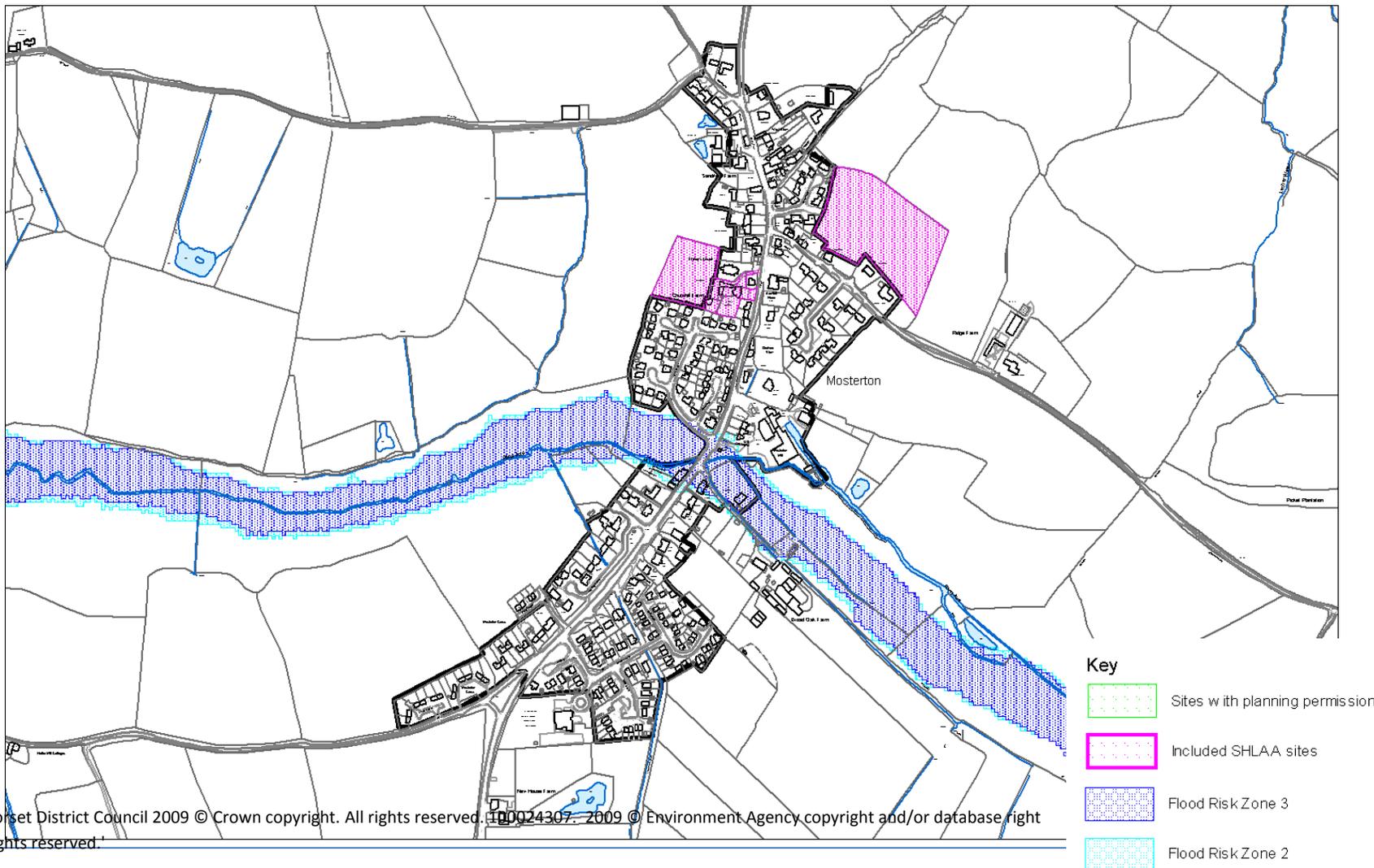
Comments:	
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Delivery/Phasing	
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Conclusion	A developable site
-------------------	--------------------

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MOSTERTON



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MOSTERTON

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

No minor planning permissions

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/078/0011	Land at Churchill Farm	24	✘	6-10	Submitted
1/08/078/0001	Land to the north of Cheddington Lane	50	✘	6-10	Submitted

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SHLAA 2009/10 REPORT – INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/078/0011
	Site Name	Land at Churchill Farm
	Site Address	
	Unconstrained Site Area	0.87
	Developable Site Area	0.87
	Settlement	Mosterton
	Previously Developed Land?	Partly
	Current Land Use	Dwellings and paddock

Planning Status	
Planning History	None for residential
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Higher than adjacent housing	
Flood Risk	Low flood risk	
Access	Potentially difficult– would need demolition of Churchill Farm House or via Ransom strip off Orchard Way. Access to the farm very narrow.	
Contamination	Unknown	
Existing Infrastructure	Surrounded by residential so probably existing	
Landscape/Townscape Character	Development could affect setting of listed church. Need to establish planting and trees on western boundary. In AONB.	Development must be sensitive to the setting of the church

Relevant Planning Policy	Partly within partly outside the Development Boundary
---------------------------------	---

Availability	Yes – Site has been put forward for SHLAA study for 5-10 years
---------------------	--

Suitability	Yes – if designed appropriately and adequate access arrangements can be provided.
--------------------	---

Achievability	Yes – development would be viable in this location
----------------------	--

Estimate of Potential	26 units (24 net)	Potential Density	30 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years – 1 year to develop
Conclusion	A developable site (subject to policy change)

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SHLAA 2009/10 REPORT – INCLUDED SITES



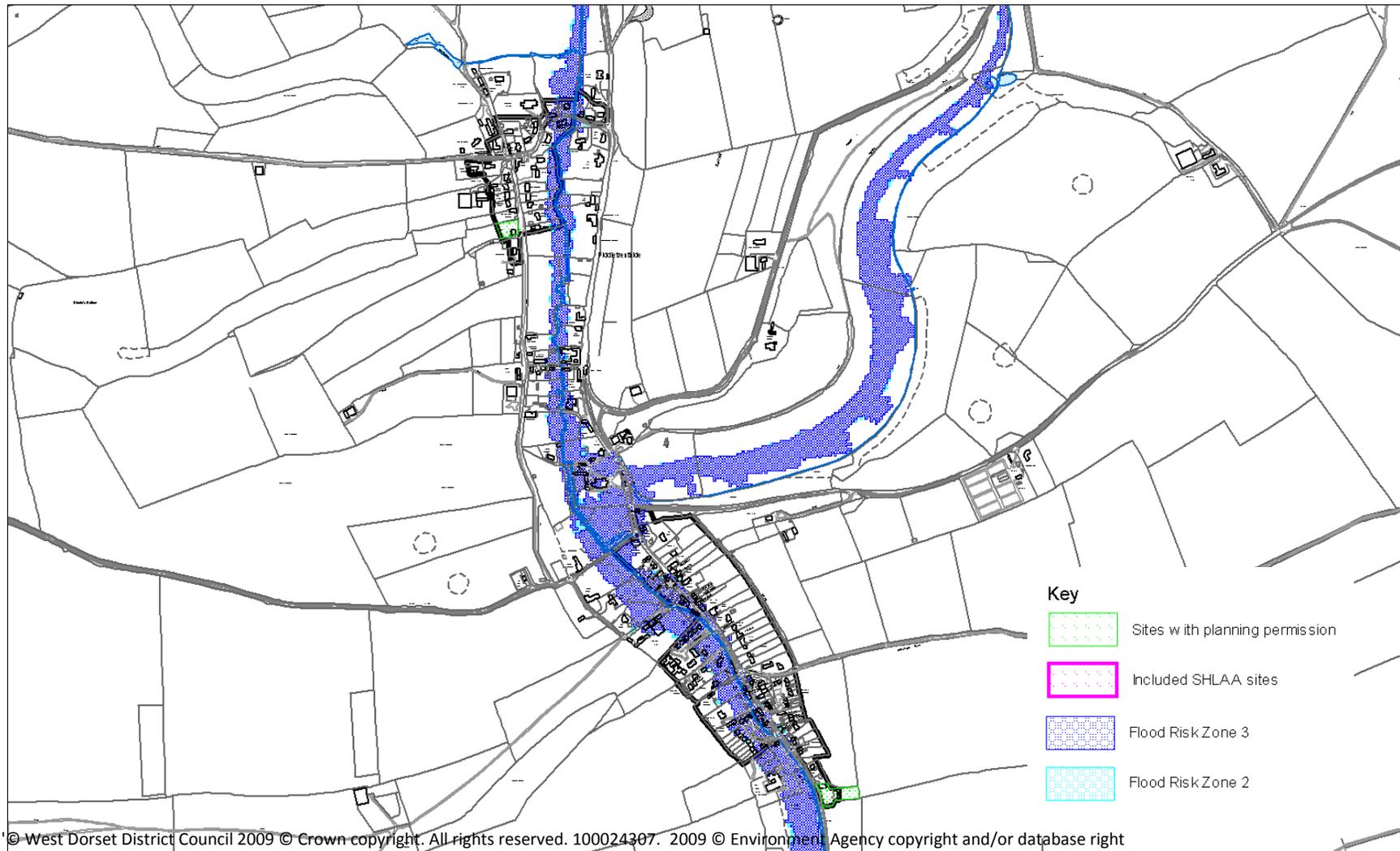
Site Reference Number:	1/08/078/0001
Site Name	Land to the north of Cheddington Lane
Site Address	Mosterton
Unconstrained Site Area	1.95
Developable Site Area	1.95
Settlement	Mosterton
Previously Developed Land?	Partly
Current Land Use	Dwellings and paddock

Planning Status	
Planning History	None for residential
Ownership	Two owners

Constraints		Possible Mitigation
Topography/Ground Condition	Elevated plateau with gradual slope to south and east. Right of Way through site.	
Flood Risk	Low flood risk	
Access	Potential – would need to be taken through the estate. No road frontage onto Cheddington Lane, third party land needed.	
Contamination	Unknown. Would need to check for agricultural contamination	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed. An electricity powerline crosses the site.	
Landscape/Townscape Character	AONB.	The site may have the potential to accommodate new development which would be seen in the context of the existing housing to the west and south. This would require considered and substantial landscape screening planting and careful layout design to reduce landscape impacts to an acceptable level. Actual acceptable site area may be much smaller
Relevant Planning Policy	Partly within partly outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for 0-5 years	
Suitability	Yes – if designed appropriately and landscape impacts acceptable	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	50	Potential Density 26 dph (to allow for extensive landscaping)
Comments:		
Delivery/Phasing	Developable within 6-10 years – 2 years to develop	
Conclusion	A developable site (subject to policy change)	

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PIDDLETRENTHIDE



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PIDDLETRENTHIDE**MAJOR PLANNING PERMISSIONS**

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
Methodist Church and Manse	4	
MEADOW VIEW, EGYPT LANE, PIDDLETRENTHIDE, DORSET, DT2 7QZ	1	

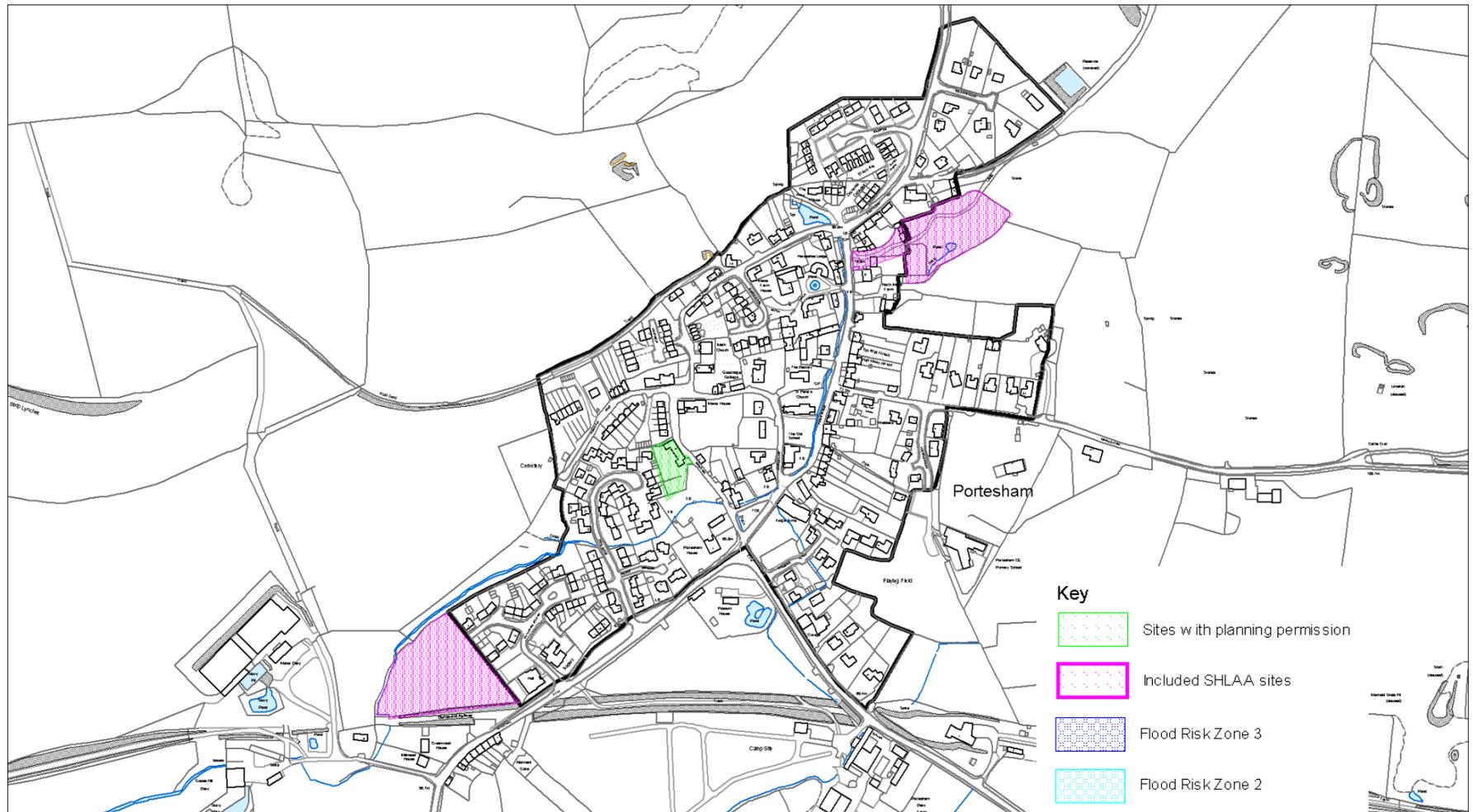
RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

No included SHLAA sites

PORTESHAM



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PORTESHAM

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
2, New Road, Portesham	1	✓

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/091/0012	Land west of Malthouse Meadow	20	✗	6-10	Submitted
1/09/091/0001	Land at Trafalgar House	20	✗	6-10	Submitted

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/091/0012
Site Name	Land west of
Site Address	Malthouse Meadow
Unconstrained Site Area	0.84
Developable Site Area	0.84
Settlement	Portesham
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status

Planning History	None for residential
Ownership	Land held under option by developers

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk	
Access	Potential – would need investigation but there is an existing field gateway off Malthouse Meadow	
Contamination	Unknown	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed but adjacent to residential in Malthouse Meadow	
Landscape/Townscape Character	The site is flat and relates well to the existing development along its eastern edge. It is well defined by the existing vegetation that also provides effective visual screening, along the stream and the dismantled railway. In AONB	Sensitive design – Two storey ‘Cottage’ style in Malthouse Meadow

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

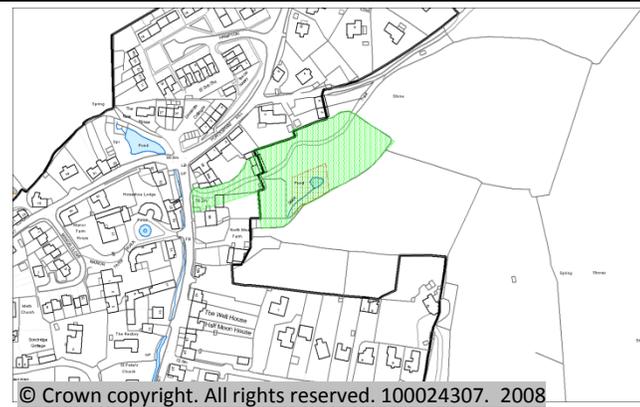
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – subject to design
--------------------	-------------------------

Achievability	Yes – development would be viable in this location		
Estimate of Potential	20 units	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take approx 1 year		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT – INCLUDED SITES

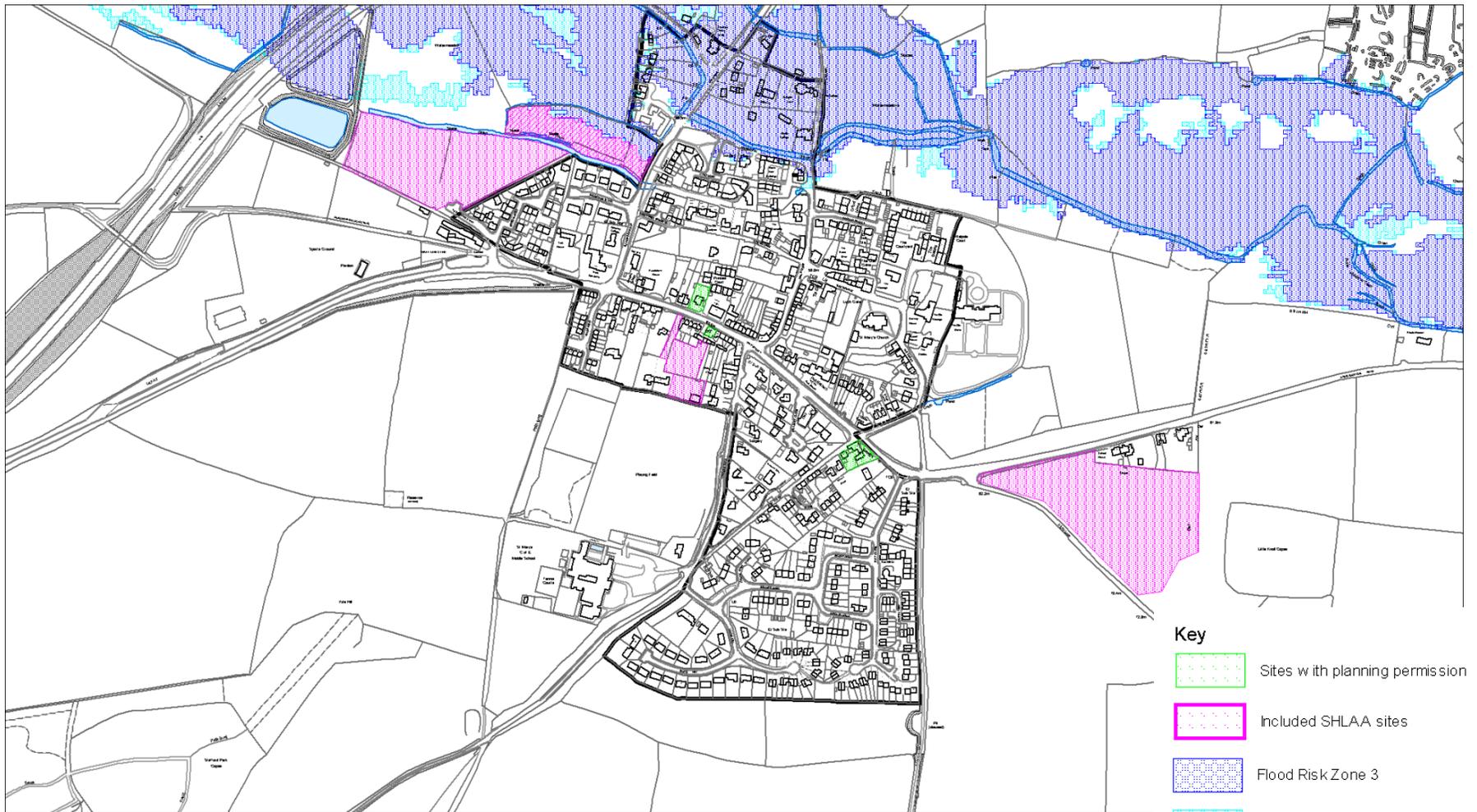


Site Reference Number:	1/09/091/0001		
Site Name	Land at Trafalgar House		
Site Address	Front Street		
Unconstrained Site Area	0.67ha		
Developable Site Area	0.67ha		
Settlement	Portesham		
Previously Developed Land?	No		
Current Land Use	Agricultural yard, buildings and land		

Planning Status			
Planning History	None for residential		
Ownership	One owner		
Constraints			Possible Mitigation
Topography/Ground Condition	Some slope		
Flood Risk	Low flood risk		
Access	Highways authority have no objection in principle. There is concern about the impact of any highway improvements on the setting of Trafalgar House and the character and appearance of the conservation area.		
Contamination	Unknown		
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.		
Landscape/Townscape Character	The site associates well with existing development and is nestled in a fold in the valley, so visual impact is not a major issue. The mature hedgerows provide a suitable village edge and the site would read visually as being an integral part of the village. In AONB. Within Conservation Area – Trafalgar House is a grade 2 listed building. Concerns that development would be detrimental to the setting of two listed buildings and the traditional form, character and amenity of the conservation area, including its setting.		It is important to retain as much of the surrounding vegetation as possible, and ideally some of the larger trees within the site too. Sensitive design. Land around pond to be excluded.
Relevant Planning Policy	Outside the Development Boundary		
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years		
Suitability	Yes – subject to design		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	20 units	Potential Density	30 dph
Delivery/Phasing	Developable within 6-10 years. Would take approx 1 year		
Conclusion	A developable site (subject to policy change)		

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PUDDLETOWN



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PUDDLETOWN

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
Weatherbury Garage, 1 Athelhampton Road	2	
27-29 High Street, Puddletown	1	
10 and 12, High St	2	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

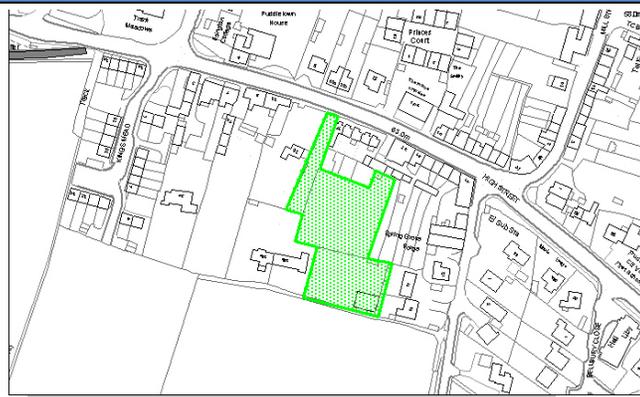
No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/095/0029	Land to the rear of 17-25 High Street	9	✓	0-5	Submitted
1/095/0028	Fields at Three Lanes Way	53	✗	6-10	Submitted
1/095/0030	Judges Meadow, Blandford Road	17	✗	6-10	Submitted
1/09/095/0001	Land to the East, off of Athelhampton Road	80	✗	6-10	Council identified

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SHLAA 2009/10 REPORT – INCLUDED SITES



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Site Reference Number: 1/095/0029

Site Name: Land rear of 17-25

Site Address: High Street

Unconstrained Site Area: 0.36

Developable Site Area: 0.36

Settlement: Puddletown

Previously Developed Land?: Yes

Current Land Use: Gardens

Planning Status

Planning History

Recent appeal won regarding impact on Conservation Area and listed buildings

Ownership

Land held under option by developers

Constraints

Topography/Ground Condition

Slopes up to South

Flood Risk

Low flood risk

Access

Access from High Street

Contamination

Unknown

Existing Infrastructure

Surrounded by residential so existing

Landscape/Townscape Character

Adjacent to conservation area and listed buildings

Possible Mitigation

Need to understand land plots; would need to be extremely sensitively done

Relevant Planning Policy

Within the Development Boundary

Availability

Yes – Site has been put forward for SHLAA study

Suitability

Yes – if designed appropriately

Achievability

Yes – development would be viable in this location

Estimate of Potential

9 units

Potential Density

35 dph

Comments:**Delivery/Phasing**

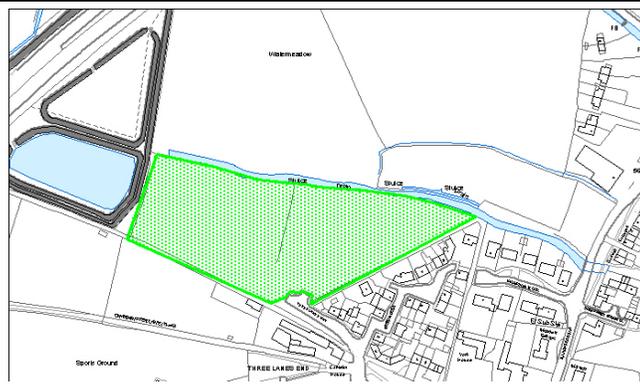
Deliverable and developable within 5 years - approx 1 year to develop

Conclusion

A deliverable site

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



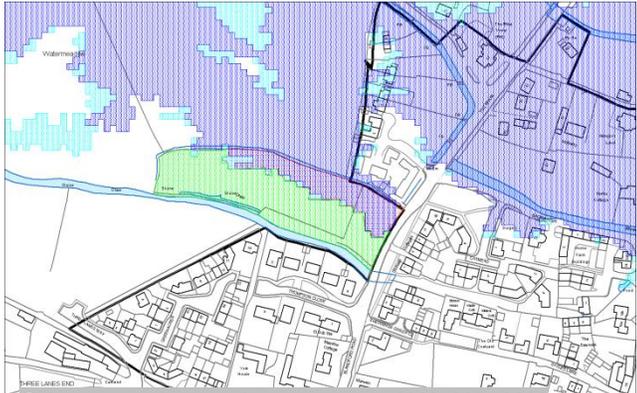
Site Reference Number:	1/095/0028	
Site Name	Fields at	
Site Address	Three Lanes Way	
Unconstrained Site Area	2.01	
Developable Site Area	1.32 (66% of site to allow for mixed use)	
Settlement	Puddletown	
Previously Developed Land?	No	
Current Land Use	Agricultural Land	

Planning Status	
Planning History	None for residential
Ownership	In two ownerships

Constraints	Possible Mitigation	
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk. Ground Water Source Protection Zone.	
Access	Potential – would need investigation. Highways Agency considers that it is likely that development in this location would result in a detrimental impact on the A35 in terms of both capacity and function.	
Contamination	Unknown. Noise pollution from A35 is an issue.	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site is screened from the wider landscape due to its location within the well-vegetated flat corridor of the River Piddle, enclosed by the A35 to the northwest. It also appears well related to the existing settlement.	
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years	
Suitability	Yes - dependent on design	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	53 units (depending on mitigation)	Potential Density 66% of site at 40 dph
Comments:		
Delivery/Phasing	Developable within 6-10 years. Would take approx 1.5 years.	
Conclusion	A developable site (subject to policy change)	

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SHLAA 2009/10 REPORT – INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number:	1/095/0030
	Site Name	Judges Meadow
	Site Address	Blandford Road
	Unconstrained Site Area	0.92
	Developable Site Area	0.64
	Settlement	Puddletown
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
Planning Status		
Planning History	None for residential	
Ownership	In three ownerships	

Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Low flood risk on part of the site. Flood zone 3 to the north.	Development to avoid flood zone 3. Sequential test may be required.
Access	Potential – would need investigation. Highways Agency likely to have concerns over impact on A35.	
Contamination	Unknown. Noise pollution from A35 may be an issue.	Buffering to reduce road noise
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site is screened from the wider landscape due to its location within the well-vegetated flat corridor of the River Piddle, enclosed by the A35 to the northwest.	

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

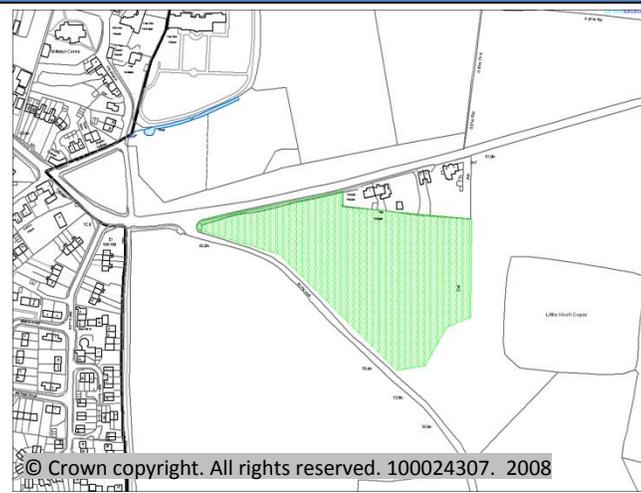
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – only part of the site
--------------------	-----------------------------

Achievability	Yes – development would be viable in this location		
Estimate of Potential	17 units	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. Would take approx 1.5 years.		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT – INCLUDED SITES



Site Reference Number:	1/09/095/0001
Site Name	Land to the east
Site Address	Off Athelhampton Road
Unconstrained Site Area	7ha
Developable Site Area	2.3ha
Settlement	Puddletown
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status	
Planning History	None for residential
Ownership	Known – one owner

Constraints		Possible Mitigation
Topography/Ground Condition	Gently sloping	
Flood Risk	Low flood risk	
Access	Vehicular access off Athelhampton Road.	
Contamination	Unknown	
Existing Infrastructure	Nearby	
Landscape/Townscape Character	Ridge to south should not be breached along east & north sides. Also visible on approach from the east.	Advance woodland planting.

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

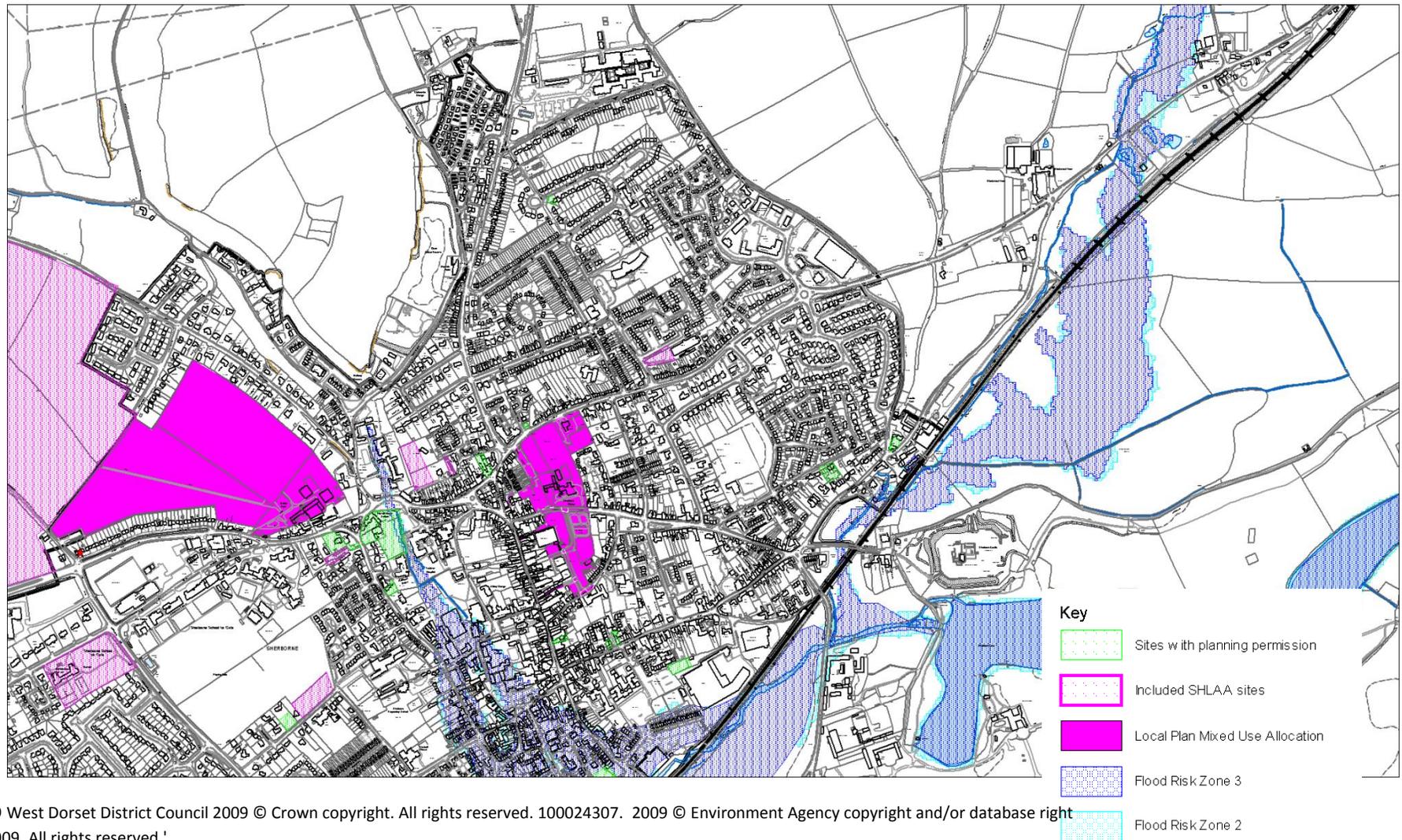
Availability	Unknown
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Suitability	Yes
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Achievability	Yes – development would be viable in this location		
Estimate of Potential	80 units	Potential Density	37dph
Comments:			
Delivery/Phasing	Developable within 6-10 years.		
Conclusion	A developable site (subject to policy change)		

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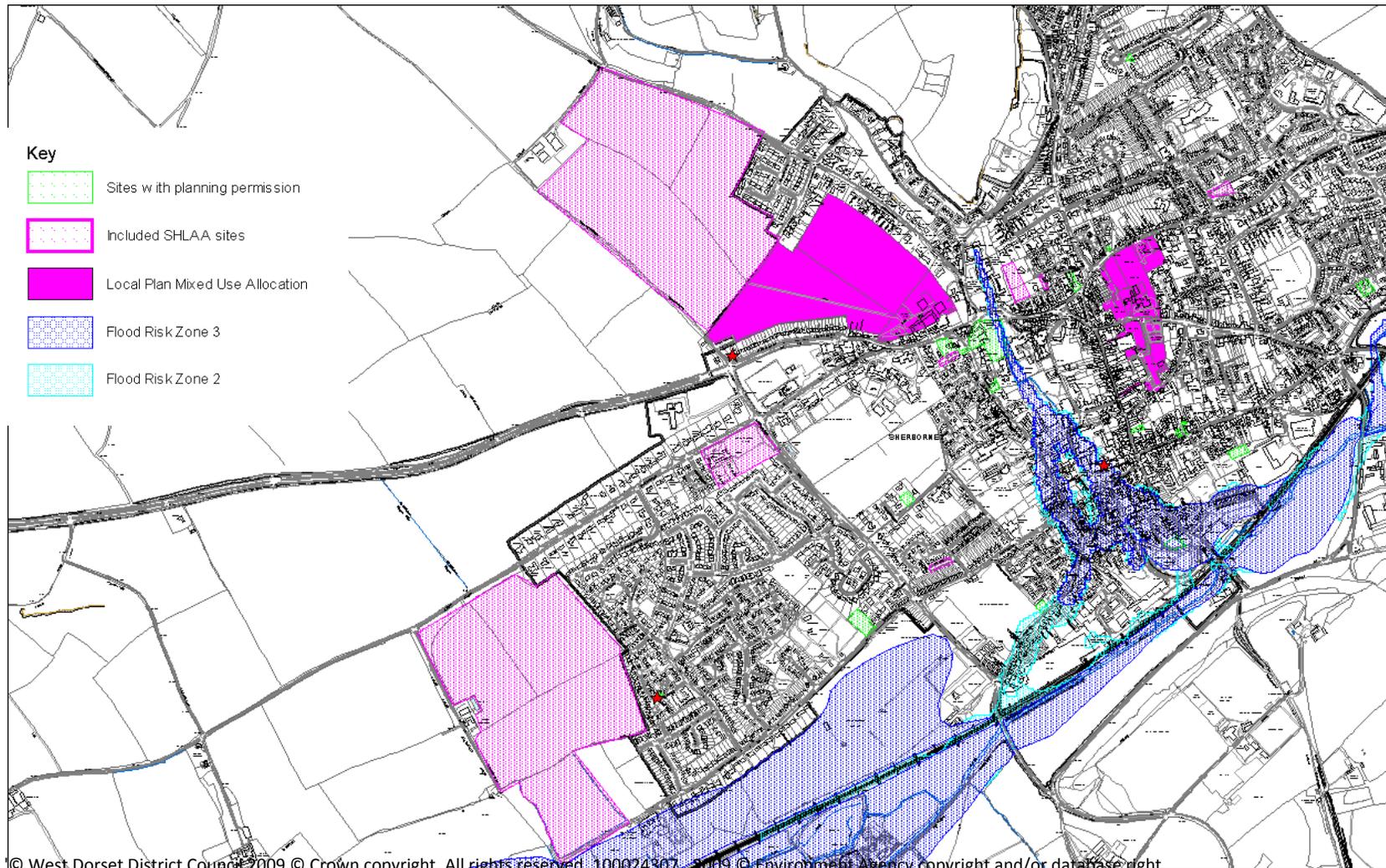
SHERBORNE EAST



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SHERBORNE WEST



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SHERBORNE

LOCAL PLAN ALLOCATIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Land at Barton Farm	230	Yes	Yes	Yes	6-10
Sherborne House	40	Yes	Yes	Yes	0-5

MAJOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Suitable	Available	Achievable	Years
Newell House, Cornhill	23	Yes	Yes	Yes	0-5
Adj Honeycombe Court	38	Yes	Yes	Between 2010-2011 - 1 year to complete. Current scheme not viable with planning obligations	0-5
Land Adj. The Culverhayes Car Park, Long Street	13	Yes	Yes	Developer response - Land-locked therefore site cannot be accessed	0-5

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
Millers Close, Westbury, Sherborne,	1	Developer response - within next 5 years 09/10

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ANTELOPE HOTEL, GREENHILL,	8	
BRIDLEWAYS, OBORNE ROAD,	2	
Carisbrooke, Marlborne & pt St Peters, Osborne Road	5	
Former Public Convenience, Fairfield, Coldharbour	2	
The Old School, Sherborne Antiques Centre, Long Street	4	✓
Sherborne Pharmacy, Cheap St	3	
Land adj 9, Pageant Drive	2	
West Wing, Glencairn House, South St, Sherborne	2	
Farthings, Long Street	1	
Marlborne, Osborne Road	1	
Morley House, Acreman Street, Sherborne	1	
55 McCreery Road	1	
32 Richmond Road	1	
Land adj to 6 Clanfield	1	
119 Acreman Street	2	

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/102/0005	Land at Sherborne School for Girls	57	✓	0-5	Submitted
1/08/102/0001	Garages rear of Becketts Corner	3	✓	0-5	Submitted
1/08/102/0002	Garages adj Old Farm	6	✓	0-5	Submitted
1/08/102/0003	Garages rear of 1-11 Half Acres	7	✓	0-5	Submitted
1/102/0032	Gardens at the Kymin and the Paddock	5	✓	6-15	Council Identified

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

1/102/0052	Land South of Bradford Road	600	✘	6-15	Submitted
1/102/0054/55	Land north west of Sheeplands Lane	367	✘	6-15	Submitted

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/102/0008
Site Name	Land at Sherborne School for Girls
Site Address	Horsecastles Lane
Unconstrained Site Area	1.85
Developable Site Area	1.85
Settlement	Sherborne
Previously Developed Land?	Partly
Current Land Use	Open Space

Planning Status

Planning History	1/D/10/000076 Outline planning permission for housing and full planning permission for conversion of the boarding house to flats (57 units)
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Almost level, steeply sloping at west end. Landscaped - grassed	
Flood Risk	Low flood risk	
Access	Potential – off Bradford Road	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Low density area. Provides setting for school. Adj to proposed extension to conservation area (considered as part of setting to proposed extension)	Appropriate design
Relevant Planning Policy	Within Development Boundary	

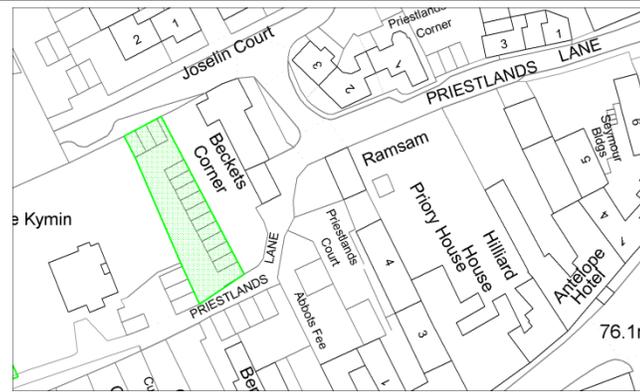
Availability	Yes – has been put forward for SHLAA for 0-5 years
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Suitability	Yes – dependent on design – Boarding House is now listed.
Achievability	Yes – development would be viable in this location

Estimate of Potential	57 units	Potential Density	30 dph
Comments:	Density of new build area may be lower dependent on design –		
Delivery/Phasing	Deliverable and developable within 5 years – approx 2 years to develop		
Conclusion	A deliverable site		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/08/102/0001
Site Name	Garages rear of Becketts Corner
Site Address	Priestlands Lane
Unconstrained Site Area	0.04
Developable Site Area	0.04
Settlement	Sherborne
Previously Developed Land?	Yes
Current Land Use	Garages

Planning Status

Planning History	None for housing
Ownership	One owner

Constraints		Possible Mitigation
Topography/Ground Condition	Slight slope	
Flood Risk	Low flood risk	
Access	Access difficult - roads very narrow. Potential to combine with 1/102/0032	Resolve access issues with a suitable scheme
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	May be over development of this area and garages appear well used. Adjacent to conservation area.	Appropriate design if possible.

Relevant Planning Policy	Within Development Boundary
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Availability	Yes – has been put forward for SHLAA for 0-5 years
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Suitability	Yes – dependent on design
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Achievability	Yes – development would be viable in this location
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Estimate of Potential	3 units	Potential Density	75dph
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Comments:	Density may be lower dependent on design
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Delivery/Phasing	Deliverable and developable within 5 years – approx 1 years to develop
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Conclusion	A deliverable site
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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/08/102/0002
Site Name	Garages adj Old Farm,
Site Address	Cornhill
Unconstrained Site Area	0.09
Developable Site Area	0.09
Settlement	Sherborne
Previously Developed Land?	Yes
Current Land Use	Garages

Planning Status

Planning History	None for housing
Ownership	One owner

Constraints

Constraints		Possible Mitigation
Topography/Ground Condition	Slight slope across site	
Flood Risk	Low flood risk	
Access	Potentially difficult - may need right of access over other land	
Contamination	Unknown	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	May affect setting of a listed building. Some overlooking.	Appropriate design

Relevant Planning Policy

Within Development Boundary

Availability

Yes – has been put forward for SHLAA for 0-5 years

Suitability

Yes – dependent on design

Achievability

Yes – development would be viable in this location

Estimate of Potential

5 units

Potential Density

55 dph

Comments:

Density may be lower dependent on design

Delivery/Phasing

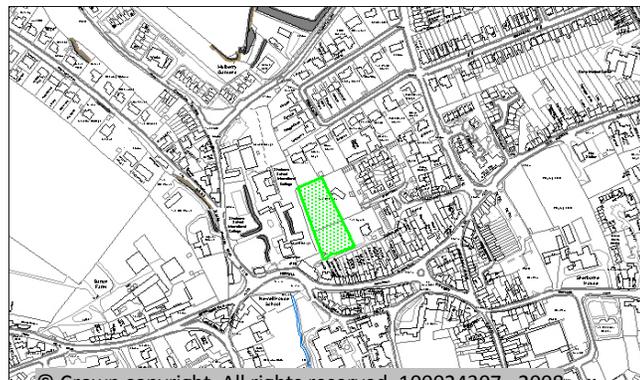
Deliverable and developable within 5 years – approx 1 years to develop

Conclusion

A deliverable site

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/102/0032	
Site Name	Gardens at	
Site Address	The Kymin and The Paddock	
Unconstrained Site Area	0.39	
Developable Site Area	0.39	
Settlement	Sherborne	
Previously Developed Land?	Yes	
Current Land Use	Gardens	

Planning Status

Planning History	None
Ownership	Unknown – multiple

Constraints

Constraints		Possible Mitigation
Topography/Ground Condition	Slopes to the west - then adjoining very steep land	
Flood Risk	Low flood risk	
Access	Unmade private track, restricted access. Potential to combine with 1/08/102/0001	Access issues to be resolved
Contamination	Unknown	
Existing Infrastructure	Residential so existing	
Landscape/Townscape Character	Adjacent to Conservation Area.	Sensitive design in elevated position
Relevant Planning Policy	Within Development Boundary	

Availability

Unknown

Suitability

Yes – dependent on design

Achievability

Yes – development would be viable in this location

Estimate of Potential

3 units (more if access restrictions lifted)

Potential Density

11 dph

Comments:

Density on site lower due to highways restrictions

Delivery/Phasing

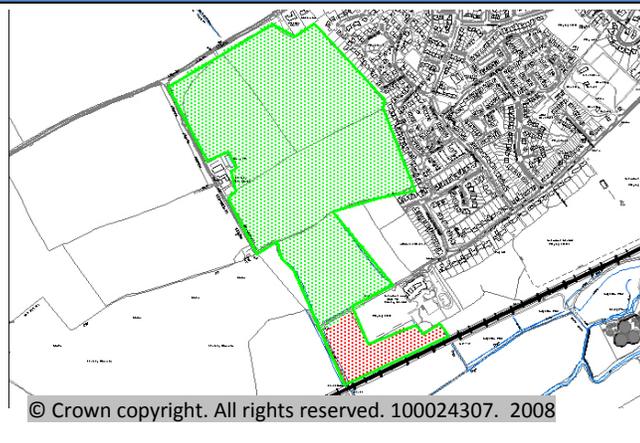
Developable within 6-10 years - 1 year to develop

Conclusion

A developable site

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/102/0052
Site Name	Land south of Bradford Road
Site Address	Bradford Road
Unconstrained Site Area	27.4
Developable Site Area	25.1 (including mixed use)
Settlement	Sherborne
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status	
Planning History	None for residential
Ownership	Land in one ownership

Constraints	Possible Mitigation	
Topography/Ground Condition	Slight slope. Ground water source protection zone.	Mitigation measures for ground water source protection zone
Flood Risk	Low flood risk. Flood zone 3 to the south.	Avoid flood zone 3. Sequential test.
Access	Objections from Highway Authority - access problems	Infrastructure would need to be provided through development
Contamination	Pylons. Proximity to A30 (noise issues).	Buffering
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Quite remote from the town but close to facilities such as a primary school. Difficult to provide strong visual cues through Horsecastles development to facilities or town centre beyond due to 1970s style estate road layout. Lack of overlooking of some footway linkages may affect safety. Belt of woodland along northern boundary	Create footway linkages. Protection of woodland and appropriate landscaping and design.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for up to 5 years	
Suitability	Yes – only part of site if access problems can be resolved	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	600 units	Potential Density 40 dph
Comments:	Developer has suggested 500 dwellings	
Delivery/Phasing	Developable in 6-15 years. Will take approx 8 years	
Conclusion	A developable site subject to policy change and resolution of access issues. North west portion of site set aside for employment.	

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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:	1/102/0054 + 1/102/0055
	Site Name	Land north west of Sheeplands Lane
	Site Address	Marston
	Unconstrained Site Area	30.91
	Developable Site Area	10.48 (inc mixed use)
	Settlement	Sherborne
	Previously Developed Land?	No
	Current Land Use	Agricultural Land
	P© Crown copyright. All rights reserved. 100024307. 2008	
Planning History	None for residential	
Ownership	Land in one ownership	

Constraints		Possible Mitigation
Topography/Ground Condition	South facing slope on gentle rise from Sherborne	
Flood Risk	Low flood risk.	
Access	Potential through first phase Barton Farm development, need new access from A30 Yeovil Road on field to south west.	
Contamination	Unknown. Old quarantine hospital on or close to site	
Existing Infrastructure	Bordering residential	
Landscape/Townscape Character	Would be visible in wider views but as part of Sherborne.	Woodland planting northern edge

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for up to 5 years
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Suitability	Yes – dependent on access & new relief road
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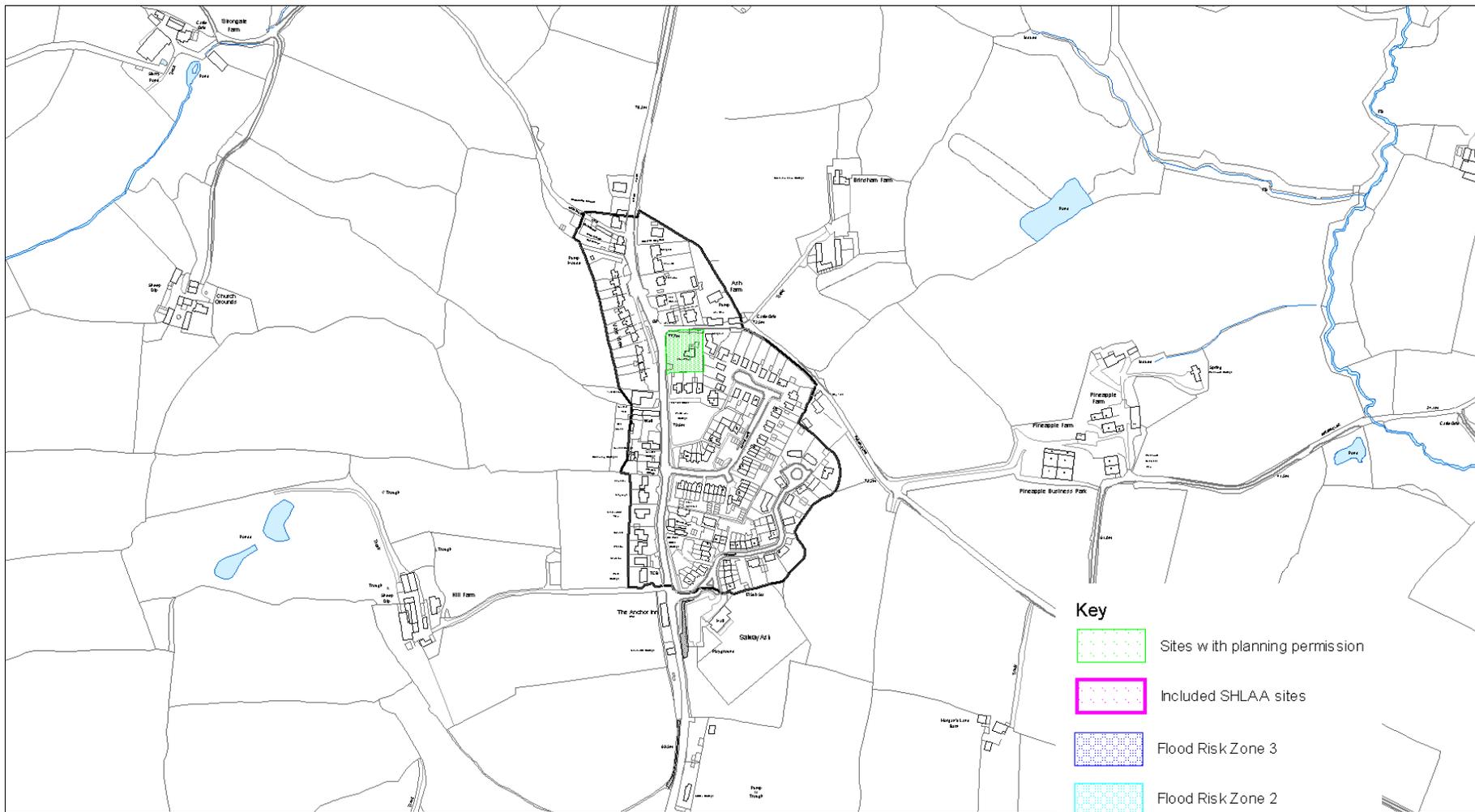
Achievability	Yes – development would be viable in this location
----------------------	--

Estimate of Potential	367 approx	Potential Density	30-40dph
Comments:	Two sites combined as they overlap. Developer has suggested 500 dwellings		

Delivery/Phasing	Developable in 6-15 years. Will take approx 8 years
Conclusion	A developable site (subject to policy change)

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SALWAY ASH



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SALWAY ASH**MAJOR PLANNING PERMISSIONS**

No major planning permissions

MINOR PLANNING PERMISSONS

Site Address	Number of Dwellings	Under Construction
Four Ways	3	

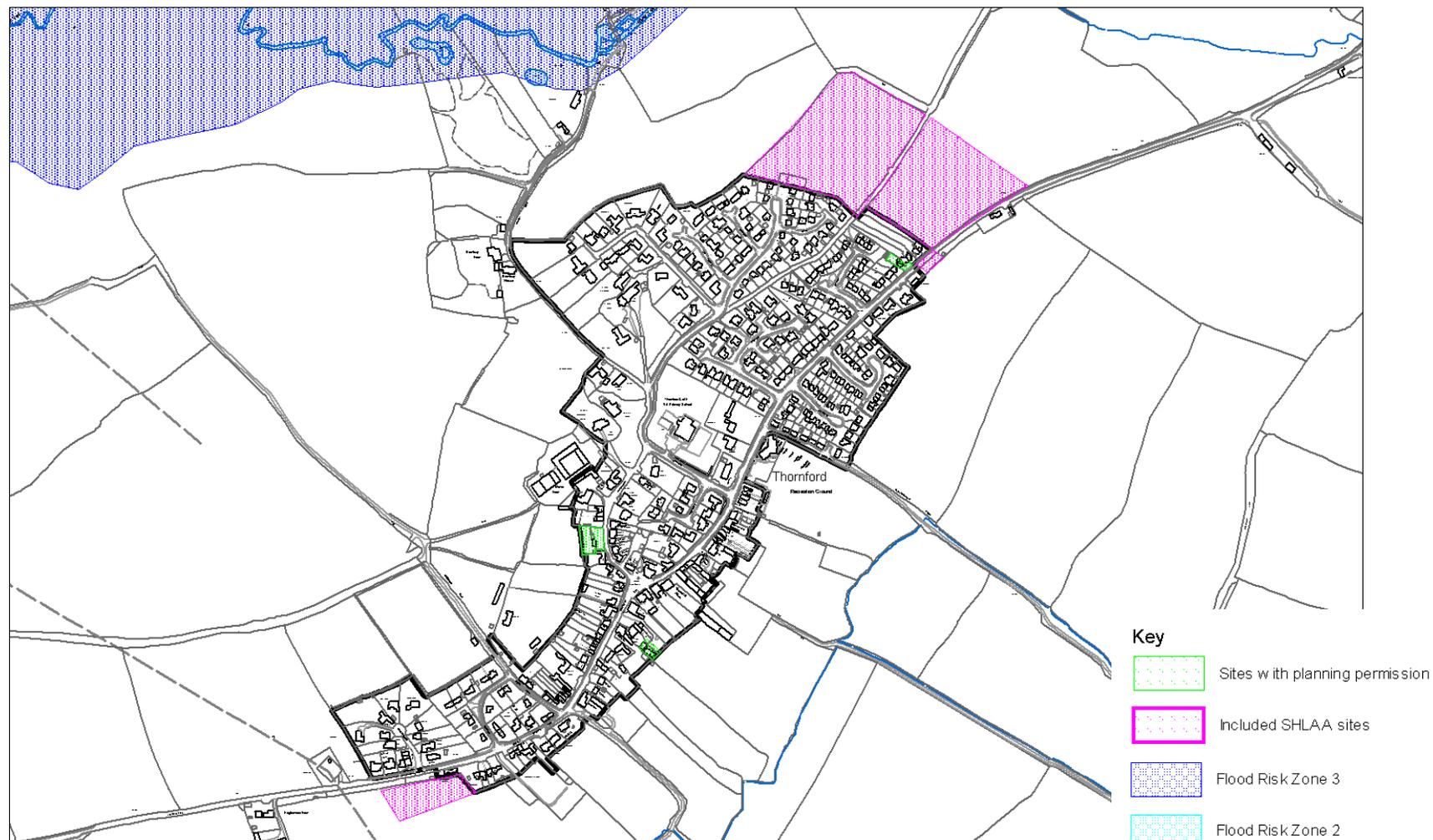
RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

No included SHLAA sites

THORNFORD



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THORNFORD

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
403 Pound Road	1	
Rear of Waverlawns	1	
Wheelwright Site, Church Road, Thornford	2	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/114/0005	Land north east of Pound Road	50-60	✗	6-10	Submitted
1/09/114/0002	Land north of Sarum	60-70	✗	6-10	Council Identified
1/114/0008	Land south of Digby Crescent	5	✗	6-10	Submitted
1/09/114/0001	Land at 399 Pound Road	1	✗	6-10	Submitted

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/114/0005
Site Name	Land north east of Pound Road
Site Address	Pound Road
Unconstrained Site Area	7.54
Developable Site Area	1.78
Settlement	Thornford
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status

Planning History	None for residential	
Ownership	Land in one ownership	
Constraints		Possible Mitigation
Topography/Ground Condition	Flat adjacent to defined development boundary then steep slope at north west.	Contain development on flat section
Flood Risk	Low flood risk.	
Access	Potential – would need investigation. Would affect the managed hedgerow along Pound Road	
Contamination	Unknown. Gas pipeline to east	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site has the potential to relate to the existing village.	Limited extent of development. Need to establish strong east boundary in line with existing hedgerows to North West & South East
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for 0-5 years	
Suitability	Yes - dependent on design and limiting extent of development	

Achievability	Yes – development would be viable in this location
----------------------	--

Estimate of Potential	50-60	Potential Density	30 dph
Comments:	Could provide access to the site to north west (to the north of The Drove and north of Sarum).		
Delivery/Phasing	Developable within 6-10 years. (Approx 2 years to develop)		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/09/114/0001
Site Name	Land north of Sarum and The Drove
Site Address	
Unconstrained Site Area	2.4
Developable Site Area	
Settlement	Thornford
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status

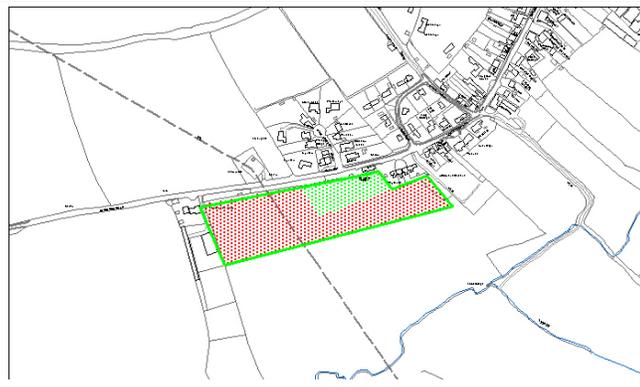
Planning History	None for residential	
Ownership	Unknown	
Constraints		Possible Mitigation
Topography/Ground Condition	Flat adjacent to defined development boundary then slope in north west corner.	Contain development on flat section
Flood Risk	Low flood risk.	
Access	Potential from SHLAA site to east– would need investigation.	
Contamination	Unknown.	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed but adjacent to residential.	
Landscape/Townscape Character	The site has the potential to relate to the existing village. Residential to the south with hedgerows along other boundaries. Relatively open views west across Yeo valley. Long distance views across the site from the north/west end at the Lillington Ridge.	Additional planting along western boundary.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Unknown	
Suitability	Yes - dependent on design and obtaining access.	

Achievability	Yes – development would be viable in this location
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Estimate of Potential	60-70	Potential Density	30 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years. (Approx 2 years to develop)		
Conclusion	A developable site (subject to policy change)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/114/0008
Site Name	Land south of Digby Crescent
Site Address	Longford Road
Unconstrained Site Area	2.4ha
Developable Site Area	0.42ha
Settlement	Thornford
Previously Developed Land?	No
Current Land Use	Agricultural land

Planning Status	
Planning History	None for residential
Ownership	Land in one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	May be problems with access	Access issues to be resolved
Contamination	Unknown	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site has the potential to relate to the existing village. If the site were shortened to equal the extent of buildings on the opposite side of the road it would create a stronger gateway/entrance to the village. The site is reasonably flat and through appropriate planting would be relatively easy to assimilate with the village and surrounding countryside.	Limited extent of development

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for 0-5 years
Suitability	Yes - dependent on design and limiting extent of development and access
Achievability	Yes – development would be viable in this location

Estimate of Potential	5	Potential Density	12 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – 1 year to develop		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/09/114/0001
Site Name	Land at 399 Pound Road
Site Address	
Unconstrained Site Area	0.05ha
Developable Site Area	0.05ha
Settlement	Thornford
Previously Developed Land?	No
Current Land Use	Garden/Yard

Planning Status	
Planning History	None for residential
Ownership	Land in one ownership

Constraints		Possible Mitigation
Topography/Ground Condition	Flat.	
Flood Risk	Low flood risk.	
Access	Highways authority has no objection in principle	
Contamination	Unknown	
Existing Infrastructure	Adjacent to existing residential	
Landscape/Townscape Character	The site fits in with the pattern of linear development in this part of the village and does not extend beyond the housing on the other side of the road. This, combined with the lack of visibility within the wider landscape means that the proposed development would not have a significant impact on the landscape.	

Relevant Planning Policy	Outside the Development Boundary
---------------------------------	----------------------------------

Availability	Yes – Site has been put forward for SHLAA study for 0-5 years
Suitability	Yes - dependent on design and limiting extent of development and access
Achievability	Yes – development would be viable in this location

Estimate of Potential	1	Potential Density	20 dph
Comments:			
Delivery/Phasing	Developable within 6-10 years – 1 year to develop		
Conclusion	A developable site (subject to policy change)		

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TRENT

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TRENT**MAJOR PLANNING PERMISSIONS**

No major planning permissions

MINOR PLANNING PERMISSIONS

No minor planning permissions

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/09/114/0001	Horsrake Field	5	✘	6-10	Submitted

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SHLAA 2009/10 REPORT –INCLUDED SITES

 <p>© Crown copyright. All rights reserved. 100024307. 2008</p>	Site Reference Number: 1/09/114/0001	
	Site Name Horserake Field	
	Site Address	
	Unconstrained Site Area 0.19	
	Developable Site Area 0.19	
	Settlement Trent	
	Previously Developed Land? No	
	Current Land Use Agricultural Land	
Planning Status		
Planning History None for residential		
Ownership One owner		
Constraints		Possible Mitigation
Topography/Ground Condition Elevated from road		
Flood Risk Low flood risk.		
Access Highways authority has no objection in principle		
Contamination Unknown		
Existing Infrastructure Greenfield site therefore infrastructure would be needed.		
Landscape/Townscape Character The lane to Gore, and particularly the mature planting on the western side, forms a natural visual stop to the village. The development of housing in the southern portion of this field would continue the existing frontage along the northern side of Down Lane. There is an established built development opposite. There are listed almshouses opposite the site.		Sensitive design may enable development to take place without detriment to the Conservation Area or the setting of the Listed Building. Any impact upon the character of the Conservation Area can be mitigated by the retention and management of the boundary hedgerows.
Relevant Planning Policy Outside the Development Boundary		
Availability Yes – Site has been put forward for SHLAA study for 0-5 years		
Suitability Yes - dependent on design and limiting extent of development		
Achievability Yes – development would be viable in this location		
Estimate of Potential 5 units		Potential Density 30 dph
Comments:		
Delivery/Phasing Developable within 6-10 years. (Approx 2 years to develop)		
Conclusion A developable site (subject to policy change)		

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

WINTERBOURNE ABBAS AND WINTERBOURNE STEEPLETON



WINTERBOURNE ABBAS AND WINTERBOURNE STEEPLETON

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
LAND ADJACENT SHERATON, NEWHAVEN, WINTERBOURNE STEEPLETON	1	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/132/0007	Manor Farm, Winterbourne Abbas	30	✓	0-5	Submitted
1/08/133/0002	Champs House, Winterbourne Steepleton	5	✓	0-5	Submitted
1/08/133/0003	land adj Manor Farm, Winterbourne Steepleton	5	✗	6-10	Submitted
1/08/133/0004	Caravan field at Sheraton	9	✗	6-10	Submitted

West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/132/0007
Site Name	Manor Farm
Site Address	A35
Unconstrained Site Area	2.13
Developable Site Area	0.97
Settlement	Winterbourne Abbas
Previously Developed Land?	Yes
Current Land Use	Farm buildings

Planning Status			
Planning History	None for residential		
Ownership	One owner		
Constraints			Possible Mitigation
Topography/Ground Condition	Flat		
Flood Risk	Partly Flood zone 3 including frontage		Avoid flood zone 3. Sequential test.
Access	Highways Agency considers it likely that a further 30 dwellings in this location would significantly increase car journeys on the A35 with a consequent adverse impact on the safe and efficient operation of the Strategic Road Network.		Mitigation to be investigated
Contamination	Unknown		
Existing Infrastructure	Surrounded by residential so existing		
Landscape/Townscape Character	Adjacent to conservation area. New development would provide an opportunity to strengthen the urban morphology through the introduction of a positive frontage, and a more dense urban form. Also in AONB.		Would need sensitive design to fit into village setting. Only land inside the development boundary to be developed. Retain and adapt existing characterful buildings. Potentially explore mixed use.
Relevant Planning Policy	Within the Development Boundary		
Availability	Yes – Site has been put forward for SHLAA study for 6-10 years however land inside the boundary could be developed in the shorter term.		
Suitability	Yes – if designed appropriately and to highways issues being resolved		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	30 units	Potential Density	31 dph
Comments:			
Delivery/Phasing	Deliverable and developable within 5 years		
Conclusion	A deliverable site (subject to Highways issues being resolved)		

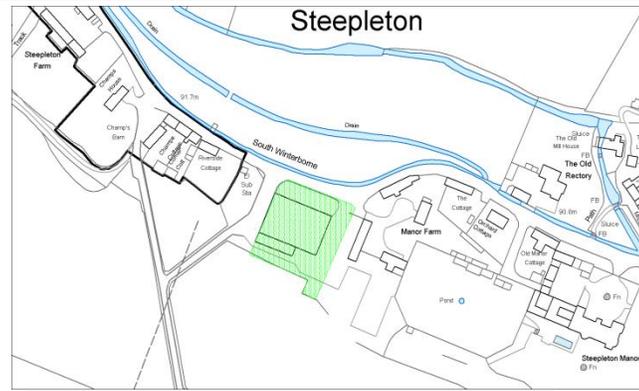
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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:		1/132/0007	
	Site Name		Champs House	
	Site Address		Winterbourne Steepleton	
	Unconstrained Site Area		0.24	
	Developable Site Area		0.24	
	Settlement		Winterbourne Steepleton	
	Previously Developed Land?		Yes	
	Current Land Use		Dwelling with garden which is mainly lawn. Dwelling has agricultural tie.	
Planning Status				
Planning History	None for residential			
Ownership	One owner			
Constraints		Possible Mitigation		
Topography/Ground Condition	Level			
Flood Risk	Flood zone 1. Flood zone 3 to the north			
Access	Highways Authority notes that there is no footway to the A35 where the settlement facilities are. Highways Agency: Any additional development within this area would not lead to a sustainable community due to the lack of existing facilities or employment development. Winterbourne Steepleton's location close to the A35 suggests that residents of this development are likely to use the A35 frequently for commuting to work or gaining access to services and facilities.		Mitigation to be investigated. The Agency's level of concern would be related to the scale of housing delivery in the area. Clearly the provision of one larger site or an accumulation of smaller sites would lead to greater concern than if a single smaller site were proposed.	
Contamination	Unknown			
Existing Infrastructure	Surrounded by residential so existing			
Landscape/Townscape Character	Site is within Conservation Area. The site is well related to the existing settlement. In AONB.		The mature trees along the site boundary serve to further assimilate it with the surrounding landscape and soften potential views.	
Relevant Planning Policy	Within the Development Boundary			
Availability	Yes – Site has been put forward for SHLAA study for 0-5 years			
Suitability	Yes – if designed appropriately and to highways issues being resolved			
Achievability	Yes – development would be viable in this location			
Estimate of Potential	5 units		Potential Density	21 dph
Delivery/Phasing	Deliverable and developable within 5 years			
Conclusion	A deliverable site (subject to Highways issues being resolved)			

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SHLAA 2009/10 REPORT –INCLUDED SITES



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Site Reference Number:	1/08/133/0003
Site Name	land adj Manor Farm
Site Address	Winterbourne Steepleton
Unconstrained Site Area	0.29
Developable Site Area	0.29
Settlement	Winterbourne Steepleton
Previously Developed Land?	Yes
Current Land Use	Farm buildings

Planning Status		
Planning History	None for residential	
Ownership	One owner	
Constraints		Possible Mitigation
Topography/Ground Condition	Level	
Flood Risk	Flood zone 1. Flood zone 3 to the north of the site	
Access	Highways Authority notes that there is no footway to the A35 where the settlement facilities are. Highways Agency: Any additional development within this area would not lead to a sustainable community due to the lack of existing facilities or employment development. Winterbourne Steepleton's location close to the A35 suggests that residents of this development are likely to use the A35 frequently for commuting to work or gaining access to services and facilities.	Mitigation to be investigated. The Agency's level of concern would be related to the scale of housing delivery in the area. Clearly the provision of one larger site or an accumulation of smaller sites would lead to greater concern than if a single smaller site were proposed.
Contamination	Unknown	
Existing Infrastructure	Potentially existing	
Landscape/Townscape Character	Northern half of site is within Conservation Area. The site is well related to the existing settlement. Within AONB.	Would need sensitive design to fit into village setting.
Relevant Planning Policy	Outside the Development Boundary	
Availability	Yes – Site has been put forward for SHLAA study for 6-10 years however land inside the boundary could be developed in the shorter term.	
Suitability	Yes – if designed appropriately and subject to highways issues being resolved	
Achievability	Yes – development would be viable in this location	
Estimate of Potential	5 units	Potential Density 17 dph
Delivery/Phasing	Developable within 6-10 years	
Conclusion	A developable site (subject to Highways issues being resolved and policy change	

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/08/133/0004
Site Name	Caravan field at Sheraton
Site Address	Winterbourne Steepleton
Unconstrained Site Area	0.30
Developable Site Area	0.30
Settlement	Winterbourne Steepleton
Previously Developed Land?	Yes
Current Land Use	Caravan and camping site

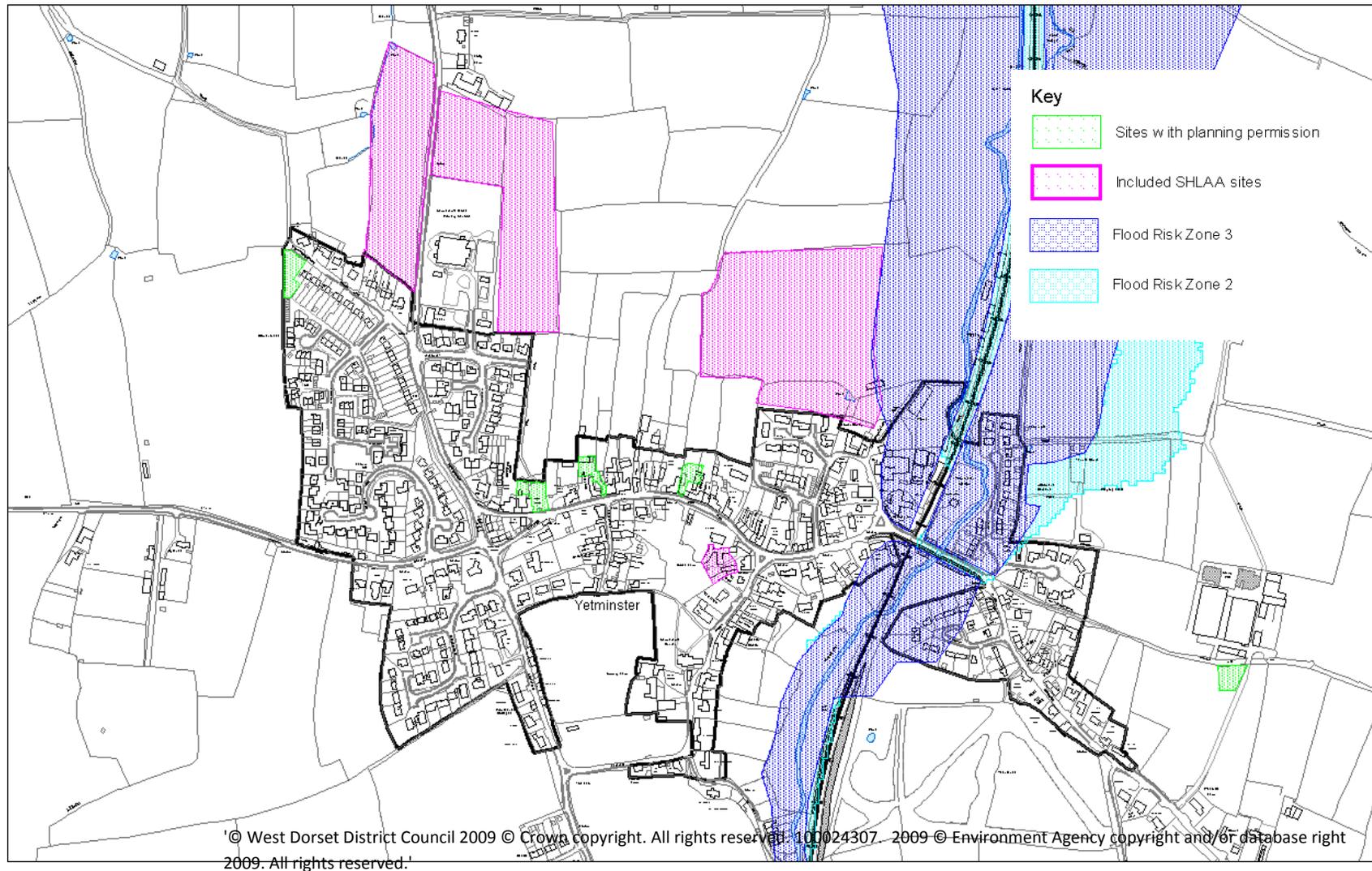
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Planning Status

Planning History	None for residential		
Ownership	One owner		
Constraints			Possible Mitigation
Topography/Ground Condition	Level		
Flood Risk	Flood zone 1.		
Access	Highways Authority notes that there is no footway to the A35 where the settlement facilities are. Highways Agency: Any additional development within this area would not lead to a sustainable community due to the lack of existing facilities or employment development. Winterbourne Steepleton's location close to the A35 suggests that residents of this development are likely to use the A35 frequently for commuting to work or gaining access to services and facilities.		Mitigation to be investigated. The Agency's level of concern would be related to the scale of housing delivery in the area. Clearly the provision of one larger sites or an accumulation of smaller sites would lead to greater concern than if a single smaller site were proposed.
Contamination	Unknown		
Existing Infrastructure	Potentially existing		
Landscape/Townscape Character	The campsite area is associated with the existing settlement and defined by hedgerows on most sides. Approaching along Coombe Road from the west, the area is screened by sloping landform in the foreground.		Would need sensitive design to fit into village setting.
Relevant Planning Policy	Outside the Development Boundary		
Availability	Yes – Site has been put forward for SHLAA study for 0-5 years		
Suitability	Yes – if designed appropriately and to highways issues being resolved		
Achievability	Yes – development would be viable in this location		
Estimate of Potential	3 units	Potential Density	10 dph
Comments:	Site submitted as part of larger site. This site was split into two and the other part of the site is excluded.		
Delivery/Phasing	Developable within 6-10 years		
Conclusion	A developable site (subject to Highways issues being resolved and policy change)		

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YETMINSTER



West Dorset Strategic Housing Land Availability Assessment. This is a technical study to inform future policy development; it does not in itself constitute planning policy.

YETMINSTER

MAJOR PLANNING PERMISSIONS

No major planning permissions

MINOR PLANNING PERMISSIONS

Site Address	Number of Dwellings	Under Construction
Land off Coles Lane	2	
Higher Farm	1	
Land adj Whittles Lane, rear of Westhill Farm, Brister End	1	
Holm Farm	1	
The Old Schoolyard, Boyles School	2	

RURAL EXCEPTION SITES WITH PLANNING PERMISSION

No rural exception sites

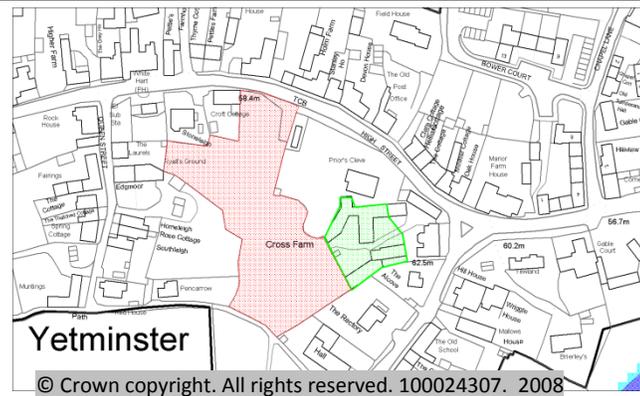
INCLUDED SHLAA SITES

Reference No	Address	Dwelling Potential	Within DDB	Timescale	Source
1/08/138/0001	Buildings at Cross Farm	5	✓	0-5	Submitted
1/08/138/002	Land to the east of St Andrews Primary School	50	✗	6-10	Submitted

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1/138/0016	Land to the west of St Andrews Primary School	55	✘	11-15	Council Identified
1/09/138/0001	Land to the north of Chapel Meadow	30	✘	11-15	Council Identified

SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:		1/08/138/001
Site Name		Buildings at Cross Farm
Site Address		
Unconstrained Site Area		0.13
Developable Site Area		0.13
Settlement		Yetminster
Previously Developed Land?		No
Current Land Use		Redundant farm buildings

Planning Status	
Planning History	Previous applications for housing.
Ownership	Two land owners

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Potential – needs investigation	Access would need improvement
Contamination	Unknown	
Existing Infrastructure	Would need to be put in place	
Landscape/Townscape Character	Within Conservation Area	Design should respect the character of the Conservation Area

Relevant Planning Policy	Inside Development Boundary
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Availability	Yes – within 0-5 years
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Suitability	Yes – dependent on design
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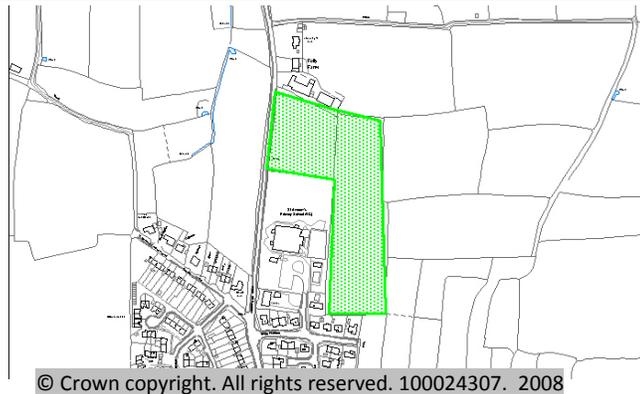
Achievability	Yes – development would be viable in this area
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Estimate of Potential	5 units	Potential Density	39 dph
Comments:			

Delivery/Phasing	Deliverable and developable within 5 years. Would take 1 year to develop
Conclusion	A deliverable site

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/138/0010
Site Name	Land to the east of school
Site Address	Thornford Road
Unconstrained Site Area	2.59ha
Developable Site Area	2.59ha
Settlement	Yetminster
Previously Developed Land?	No
Current Land Use	Agricultural Land

Planning Status	
Planning History	None
Ownership	Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Flat	
Flood Risk	Low flood risk	
Access	Potential – needs investigation	Access would need improvement
Contamination	Unknown	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site has the potential to absorb development without significant adverse impact on the wider landscape.	Need to respect land plots and be in keeping with the character of the area.

Relevant Planning Policy	Outside Development Boundary
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Availability	Yes – within 0-5 years
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Suitability	Yes – dependent on design
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Achievability	Yes – development would be viable in this area
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Estimate of Potential	50 units	Potential Density	66% of site at 30 dph
Comments:			

Delivery/Phasing	Developable within 6-10 years. Would take 2 years to develop
Conclusion	A developable site (subject to policy change)

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SHLAA 2009/10 REPORT –INCLUDED SITES



Site Reference Number:	1/138/0016	
Site Name	Land to the west of (St. Andrews Primary School)	
Site Address	Thornford Road	
Unconstrained Site Area	1.85ha	
Developable Site Area	1.85ha	
Settlement	Yetminster	
Previously Developed Land?	No	
Current Land Use	Agricultural Land	

Planning Status

Planning History

None

Ownership

Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Not very prominent views. Fairly flat.	
Flood Risk	Low flood risk	
Access	Close to primary school, Thornford Road would act as main route to the heart of village	Access would need improvement
Contamination	Unknown	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site has the potential to absorb development without significant adverse impact on the wider landscape.	In keeping with the character of the area.

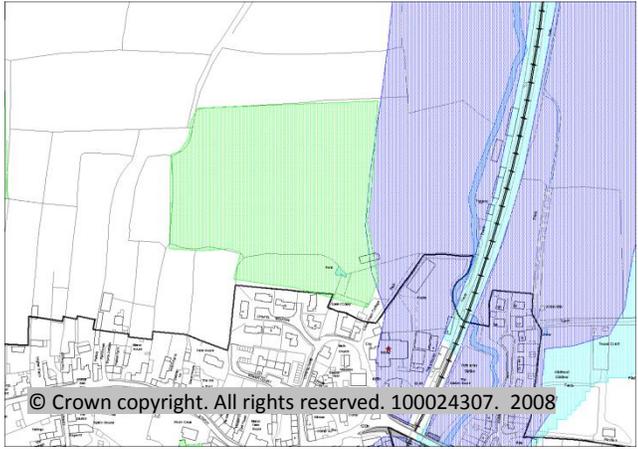
Relevant Planning Policy

Outside Development Boundary

Availability	Unknown		
Suitability	Yes – dependent on design		
Achievability	Yes – dependent on availability but may be viable in this area		
Estimate of Potential	55 units	Potential Density	66% of site at 30 dph
Comments:			
Delivery/Phasing	Developable within 11-15 years. Would take 2 years to develop		
Conclusion	A developable site (subject to policy change)		

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SHLAA 2009/10 REPORT –INCLUDED SITES

	Site Reference Number:	1/09/138/0001
	Site Name	Land to the north of
	Site Address	Chapel Meadow
	Unconstrained Site Area	3.94ha
	Developable Site Area	3.94ha
	Settlement	Yetminster
	Previously Developed Land?	No
	Current Land Use	Agricultural Land

Planning Status	
Planning History	None
Ownership	Unknown

Constraints		Possible Mitigation
Topography/Ground Condition	Fairly flat.	
Flood Risk	Low flood risk – bordering flood risk zone 3.	
Access	The main access point should be through upgrading the farm access track east of Lower Farm House.	The development would also need to provide for appropriate traffic management along Chapel Lane & the High Street.
Contamination	Unknown.	
Existing Infrastructure	Greenfield site therefore infrastructure would be needed.	
Landscape/Townscape Character	The site has the potential to absorb development without significant adverse impact on the wider landscape.	In keeping with the character of the area.

Relevant Planning Policy	Outside Development Boundary
---------------------------------	------------------------------

Availability	Unknown		
Suitability	Yes – dependent on design		
Achievability	Yes – dependent on availability but may be viable in this area		
Estimate of Potential	30units	Potential Density	
Comments:	Restricted numbers because of access. Potentially smaller area to make best use of land.		
Delivery/Phasing	Developable within 11-15 years. Would take 3 years to develop		
Conclusion	A developable site (subject to policy change)		

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